

C.P.T./GZ
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CS 28000358m

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Stat. (IL)

THE GRANTOR,
WOODGLEN DEVELOPMENT,
LLC, a limited liability company,
created and existing under and by
virtue of the laws of the State of
Illinois, for and in consideration of
the sum of TEN & 00/100 (\$10.00)
DOLLARS and other good and
valuable considerations in hand
paid, and pursuant to the authority
given by the Manager of said
company **CONVEYS** and
WARRANTS to



Doc#: 0803533015 **Fee:** \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/04/2008 08:59 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

Joseph Gentile and Charlene Gentile

not as Tenants in Common or Tenants By the Entirety, but as **Joint Tenants**, with right of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Exhibit "A" attached hereto and made a part hereof)

TO HAVE AND TO HOLD said premises **not as Tenants in Common or Tenants By the Entirety, but as Joint Tenants with right of survivorship.**

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it has not done or suffered to be done, anything whereby the said Real Estate is, or may be, in any manner encumbered or charged, except as herein recited (the "Special Warranties") and that **IT WILL WARRANT AND DEFEND** said Real Estate against all persons lawfully claiming a breach of the Special Warranties subject to the "Permitted Exceptions" as set forth on the reverse side hereof.

Permanent Real Estate Index Number(s): 22-28-103-004-0000

Address(es) of Real Estate: 904 Woodglen Lane
Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 29th day of January, 2008.

WOODGLEN DEVELOPMENT, LLC

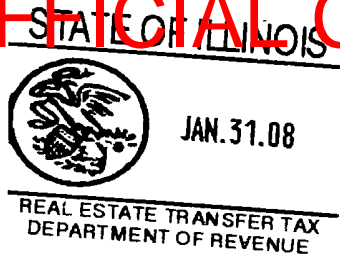
By: Scott A. Stevens
SCOTT A. STEVENS, Manager

MAIL TO:

Mike Angileri
6300 Main Street, Suite 210
Downers Grove, Illinois 60516

BOX 333-CT

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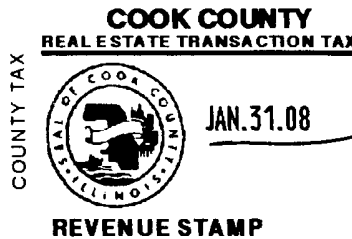
REAL ESTATE TRANSFER TAX
00508.00
FP 103032

OK

PERMITTED EXCEPTIONS:

General taxes for the year 2007 and subsequent years; building lines; setbacks; public utility, drainage and storm water easements as shown on Plat of Subdivision recorded as Document No. 0705115125; Declaration recorded as Document No. 0735122081; easement in favor of Village of Lemont affecting part of west line of common area; applicable zoning and building laws and ordinances.

STATE OF ILLINOIS)
) SS
 COUNTY OF C O O K)

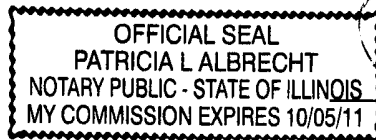


REAL ESTATE TRANSFER TAX
00254.00
FP 103034

OK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SCOTT A. STEVENS**, personally known to me to be the Manager of WOODGLEN DEVELOPMENT, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29th day of January, 2008.



[Handwritten Signature]

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
 THOMAS P. RUSSIAN
 GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
 835 McClintock Drive
 Second Floor
 Burr Ridge, IL 60527 (630) 655-6000

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EXHIBIT "A"

PARCEL 1:
LOT 27L-904

THAT PART OF LOT 27 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 0618730043, RECORDED JULY 06, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 27; THENCE S33°31'22"E ALONG THE EASTERLY LINE OF SAID LOT 27 FOR A DISTANCE OF 122.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 27; THENCE S52°59'58"W ALONG THE SOUTHERLY LINE OF SAID LOT 27 FOR A DISTANCE OF 55.13 FEET; THENCE N33°34'17"W FOR A DISTANCE OF 125.47 FEET TO THE NORTHERLY LINE OF SAID LOT 27; THENCE N56°28'38"E ALONG THE NORTHERLY LINE OF SAID LOT 27 FOR A DISTANCE OF 55.14 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS TO AND EGRESS FROM DWELLING UNIT TO THE PRIVATE AND PUBLIC STREETS AND ROADS OVER AND ACROSS THE DWELLING UNIT EXTERIOR, THE LOT AREA AND THE COMMUNITY AREA AS DEFINED IN THE DECLARATION OF WOODGLEN RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735122081.