

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 30

Doc#: 0803742090 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 02/06/2008 11:32 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

Bozenna B. Totura

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 for Legal Description)

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 some 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:

895 Woodglen Lanc Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 25th day of January, 2008.

WOODGLEN DEVELOPMENT LLC

By: Scott A Stewar Mininger

SCOTT A. STEVENS, Manager

MAIL TO:

Gary Piccony 1700 N. Farnsworth Avenue, Suite 25 Aurora, Illinois 60505

> 3K7 80x 333-CT

## **UNOFFICIAL COPY**

## SEND SUBSEQUENT TAX BILLS TO:

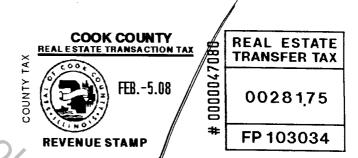
Woodglen Development LLC. 6428 Joliet Road Countryside, IL 60525



## **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 COOK)



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, U.C., 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 25th day of January, 2008.

OFFICIAL SEAL
PATRICIA L. ALBRECHT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/05/11

**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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PARCEL 2:

PARCEL 1:

LOT 4R-895

TO THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE S28'26'53"E ALONG THE EASTERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 127.81 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE S56'28'38 W ALONG THE SOUTHERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 36.92 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY A'LONG THE SOUTHERLY LINE OF SAID LOT 4, BEING A CURVE TO THE RIGHT, HAVING AN ARC LENGTH, OF 18.25 FEET, A RADIUS OF 240.0 FEET, A CHORD BEARING OF S58'39'21"W AND A CHORD DISTANCE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE N61'33'07"E ALONG THE NORTHERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 42.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N61'33'07"E ALONG THE NORTHERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 55.0 FEET THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 0618739043 NICORDED JULY 06, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED /S FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 4; THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD FRI CIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART OF LOT 4 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THENCE NO8"31"46"W ALONG THE WESTERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 125.14 FEET TO THE

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 FREA AND THE COMMUNITY AREA AS DEFINED IN THE DECLARATION OF WOODGLEN RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 9735122081.

OF 18.25 FEET; THENCE N28'26'53"W FOR A DISTANCE OF 132.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT "A"