

C.T.I./CF
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CS 28019027M

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SPECIAL WARRANTY DEED State (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#: 0813033055 **Fee:** \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2008 10:30 AM Pg: 1 of 4

(The Above Space For Recorder's Use Only)

Patricia K. McElligott, Trust dated September 8, 1995, Patricia K. McElligott being Grantor and Trustee

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 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): 22-28-103-004-0100

Address(es) of Real Estate: 924 Woodglen Lane
Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 24th day of April, 2008.

WOODGLEN DEVELOPMENT, LLC

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

MAIL TO:

John C. Clavio
10277 W. Lincoln Highway
Frankfort, IL 60423

Yhc

BOX 333-CT

UNOFFICIAL COPYSEND SUBSEQUENT TAX BILLS TO: STATE OF ILLINOISWoodglen Development LLC.
6428 Joliet Road
Countryside, IL 60525

MAY.-7.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

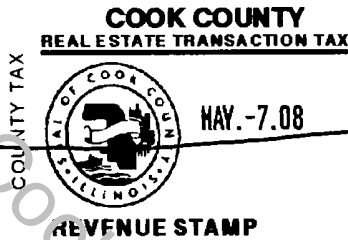
0000048832

REAL ESTATE TRANSFER TAX
0050200
FP 103032

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)



0000048946

REAL ESTATE TRANSFER TAX
0025100
FP 103034

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 24th day of April, 2008.



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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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and periods of the time and to amend, change or modify leases and the terms and provisions thereof any time or times hereafter, to contract to make leases and to grant options to rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every persons relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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EXHIBIT "A"

PARCEL 1:
LOT 25L-924

THAT PART OF LOT 25 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 0618739043, RECORDED JULY 06, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE S00°01'55"W ALONG THE EAST LINE OF SAID LOT 25 FOR A DISTANCE OF 131.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE N89°58'05"W ALONG THE SOUTH LINE OF SAID LOT 25 FOR A DISTANCE OF 51.23 FEET; THENCE N05°39'48"W FOR A DISTANCE OF 131.30 FEET TO THE NORTHERLY LINE OF SAID LOT 25; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 25, BEING A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 27.94 FEET, A RADIUS OF 300.00 FEET, A CHORD BEARING OF N87°21'50"E AND A CHORD DISTANCE OF 27.93 FEET TO A POINT OF TANGENCY ON THE NORTHERLY LINE OF SAID LOT 25; THENCE S89°58'05"E ALONG THE NORTH LINE OF SAID LOT 25 FOR A DISTANCE OF 36.36 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.

Property of Cook County Office