

UNOFFICIAL COPY

SPECIAL WARRANTY DEED State (IL)



Doc#: 0817235118 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2008 10:39 AM Pg: 1 of 4

**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

(The Above Space For Recorder's Use Only)

**Frank Zlatos and Maria Beth Zlatos as Co-Trustees of the Zlatos Family Trust dated
October 17, 2005**

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): 22-28-103-004-0000

Address(es) of Real Estate: 871 Woodglen Lane
Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 18th day of June, 2008.

1 of 3
C.T.I./CY
8439837
28030920

WOODGLEN DEVELOPMENT, LLC

By: Scott A Stevens
SCOTT A. STEVENS, Manager

MAIL TO:

Lee Virtel
15419 127th Street, Suite 100
Lemont, IL 60439

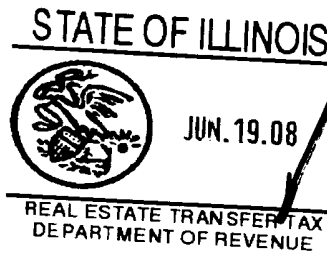
419

BOX 333-CT

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SEND SUBSEQUENT TAX BILLS TO:

Woodglen Development LLC.
6428 Joliet Road
Countryside, IL 60525



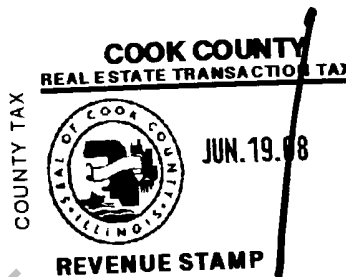
REAL ESTATE TRANSFER TAX
00603.00
FP 103032

0000049897

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)

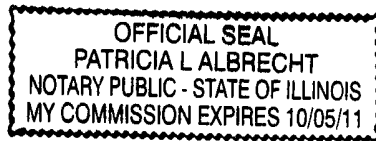


REAL ESTATE TRANSFER TAX
00301.50
FP 103034

0000049975

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 18th day of June, 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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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.

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1410 008439837 CS
STREET ADDRESS: 871 WOODGLEN LANE
CITY: LEMONT **COUNTY:** COOK
TAX NUMBER: 22-28-103-004-0000

LEGAL DESCRIPTION:**PARCEL 1:**

LOT 6L-871

THAT PART OF LOT 6 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 33 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 33.00 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 NORTHWESTERLY CORNER OF SAID LOT 6; THENCE SOUTH 59 DEGREES 11 MINUTES 09 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 6 FOR A DISTANCE OF 56.15 FEET; THENCE SOUTH 19 DEGREES 11 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 146.15 FEET TO THE SOUTHERLY LINE OF SAID LOT 6; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6, BEING A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 55.82 FEET, A RADIUS OF 187.00 FEET, A CHORD BEARING OF NORTH 62 DEGREES 15 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 55.62 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE NORTH 19 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 6 FOR A DISTANCE OF 149.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS TO AND EGRESS FROM THE 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.