

UNOFFICIAL COPY



08185330850

**SPECIAL WARRANTY DEED Stat. IL**

**THE GRANTOR, ASHBURY WOODS 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, CONVEY and WARRANTS to

Doc#: 0818533085 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/03/2008 09:41 AM Pg: 1 of 3

**C.T.I./CY**

8439988142

CS 2 8035257m

(The Above Space for Recorder's Use Only)

**Richard . Pekarek and Bonnie . Pekarek**, husband and wife, not as Joint Tenants or Tenants in Common, but as **Tenants By the Entirety**, 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 Joint Tenants or Tenants in Common, but as Tenants By the Entirety.**

And the Grantor, for itself and its successors, does convey, 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 the Real Estate against all persons lawfully claimed a breach of the Special Warranties subject to the "Permitted Exceptions" as set forth below hereof.

**Permanent Real Estate Index Number(s):** 22 32 201 002 0000

**Address(es) of Real Estate:**

1565 Ashbury Place  
Lemont, IL 60439

TO HAVE AND TO HOLD, the said premises with the appurtenance upon the trusts and for the uses and purposes herein and in said trust agreement set forth. See reverse side for terms and power of trustee.

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this **27<sup>th</sup>** day of **June, 2008**.

**ASHBURY WOODS DEVELOPMENT, LLC**  
An Illinois Limited Liability Company

BY: Scott A. Stevens

**SCOTT A. STEVENS, Manager**

**MAIL TO:**

Sheila Mahoney  
~~928 Warren Avenue, Suite 3~~ 633 Rogers St.  
Downers Grove, IL 60515 Suite 101

**BOX 333-CTT**

**UNOFFICIAL COPY****SEND SUBSEQUENT TAX BILLS TO:**

Ashbury Woods Development, LLC.  
6428 Joliet Road  
Countryside, IL 60525

**PERMITTED EXCEPTIONS:**

General taxes for the year 2007 and subsequent years and on escrow instructions D2, D3, D5, D6, D7 and D9 terms, provisions and conditions relating to easement described as Parcel 2 and rights of adjoining owners to the concurrent use of said easement.


**STATE OF ILLINOIS )****) S.S.****COOK COUNTY )**

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 ASHBURY WOODS 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 severally 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 27<sup>th</sup> day of June, 2008.

Commission Expires:



  
Notary Public

THIS INSTRUMENT PREPARED BY:

THOMAS P. RUSSIAN, GOLDSTINE, SKRODZKI, RUSSIAN,  
NEMEC and HOFF, LTD.  
835 McClintock Drive  
Burr Ridge, IL 60527

PHONE: (630) 655-6000

STATE OF ILLINOIS

JUL.-1.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000050180

REAL ESTATE  
TRANSFER TAX

00466.50

FP 103032

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

JUL.-1.08

REVENUE STAMP

# 0000050259

REAL ESTATE  
TRANSFER TAX

00233.25

FP 103034

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## EXHIBIT "A"

PARCEL 1: THAT PART OF LOT 33 IN ASHBURY WOODS UNIT 3, BEING A SUBDIVISION OF PART OF THE  
UNIT 33-128 NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2007 AS DOCUMENT NUMBER  
0721515103, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST  
CORNER OF SAID LOT 33; THENCE NORTH 89°58'56" EAST ALONG THE NORTH LINE OF SAID LOT  
33 FOR A DISTANCE OF 44.00 FEET; THENCE SOUTH 00°01'04" EAST FOR A DISTANCE OF 83.00  
FEET TO THE SOUTH LINE OF SAID LOT 33; THENCE SOUTH 89°58'56" WEST ALONG THE SOUTH  
LINE OF SAID LOT 33 FOR A DISTANCE OF 44.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT  
33; THENCE N00°01'04"W ALONG THE WEST LINE OF SAID LOT 33 FOR A DISTANCE OF 83.00  
FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND  
EGRESS OVER COMMON AREAS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 0814945180 AND AMENDED FROM  
TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.

County of Cook County Clerk's Office