

C.T.I./CY
8439038
CS 28030924m

UNOFFICIAL COPY



SPECIAL WARRANTY DEED State (IL)

Doc#: 0819141038 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/09/2008 10:36 AM Pg: 1 of 3

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)

Andrew Kieta and Irene Kieta, 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.

2

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: 875 Woodglen Lane
Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 7th day of July, 2008.

WOODGLEN DEVELOPMENT, LLC

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

MAIL TO:

John Antonopoulos
15419 127th Street
Lemont, IL 60439

BOX 333-CT

EXHIBIT "A"

PARCEL 1:
LOT 6R-875

THAT PART OF LOT 6 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: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE S59°11'09"E ALONG THE NORTHERLY LINE OF SAID LOT 6 FOR A DISTANCE OF 56.15 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S59°11'09"E FOR A DISTANCE OF 56.36 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 6; THENCE S19°11'26"W ALONG THE EASTERLY LINE OF SAID LOT 6 FOR A DISTANCE OF 159.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 6; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6, BEING A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 24.15 FEET, A RADIUS OF 240.00 FEET, A CHORD BEARING OF N45°29'16"W AND A CHORD DISTANCE OF 24.14 FEET TO A POINT OF REVERSE CURVE ON 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 36.23 FEET, A RADIUS OF 187.00 FEET, A CHORD BEARING OF N48°09'18"W AND A CHORD DISTANCE OF 36.17 FEET; THENCE N19°11'26"E FOR A DISTANCE OF 146.15 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 07335122081.

UNOFFICIAL COPY

Property of Cook County Office