

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

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 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.

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): 22-28-103-004-000

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

SCOTT A. STEVENS, Manager

MAIL TO:

John Antonopoulos 15419 127th Street Lemont, IL 60439

30X 333-CTP

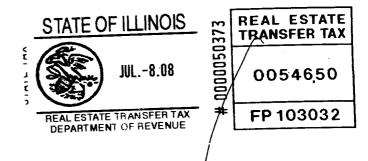
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0819141038D Page: 2 of 3

UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

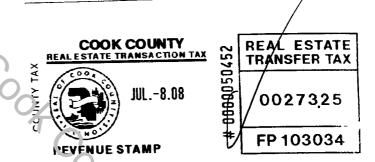
Woodglen Development LLC. 6428 Joliet Road Countryside, IL 60525



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, LLC, an dinois 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 7th day of July, 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

354246,1

0819141038D Page: 3 of 3

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PARCEL 1: LOT 6R-875

EXHIBII "A

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 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 BEGINNING; THENCE CONTINUING S59"11"09"E FOR A DISTANCE OF 56.36 FEET TO THE NORTHEASTERLY CORNER OF SAID ARC LENGTH OF 36.23 FEET, A RADIUS OF 187.00 FEET, A CHOND BEARING OF N48°09'18"W AND A CHORD DISTANCE OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 24.15 FEET, A RADIUS OF 240.00 FEET, A CHORD BEARING OF LLINOIS 36.17 FEET; THENCE N19"1'26"E FOR A DISTANCE OF 145.15 EET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, 0618739043, RECORDED JULY 06, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH-VESTERLY CORNER OF SAID LOT 6; MERIDIAN (EXCEPTING THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT THENCE S5971'09"E ALONG THE NORTHERLY LINE OF SAID LOT 6 FOR A DISTANCE OF 56.15 FEET FOR A POINT OF 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

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 WOODS FOR RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER DOOD OF C