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**SPECIAL WARRANTY DEED Stat. (IL)**

Doc#: 0822042014 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/07/2008 09:18 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)

*Husband & Wife*  
**John B. McCaugherty and Lorine G. McCaugherty**, <sup>AS</sup> not as Tenants in Common, <sup>or</sup>  
Tenants by the Entirety, ~~but~~ **as Joint Tenants**, 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)

**TO HAVE AND TO HOLD** said premises **not as tenants in common or tenants by the  
entirety, but as Joint Tenants.**

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:** 855 Woodglen Lane  
Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its  
Manager, this 31<sup>st</sup> day of July, 2008.

**WOODGLEN DEVELOPMENT, LLC**

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

**MAIL TO:**

John C. North  
6912 S. Main Street, Suite 200  
Downers Grove, IL 60516-3447

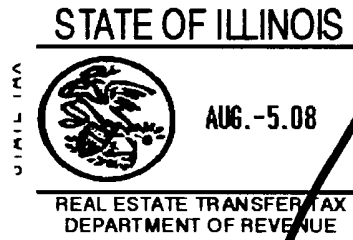
**BOX 388-CTI**

*3K9*

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**SEND SUBSEQUENT TAX BILLS TO:**

Woodglen Development, LLC.  
6428 Joliet Road  
Countryside, IL 60525



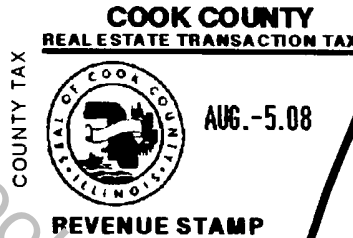
# 0000050951

REAL ESTATE TRANSFER TAX
0053950
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 C O O K )



# 0000051032

REAL ESTATE TRANSFER TAX
0026975
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 31<sup>st</sup> day of July, 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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## EXHIBIT "A"

PARCEL 1:  
LOT 8R-855

THAT PART OF LOT 8 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 JUL 1, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE N77°13'43"E ALONG THE NORTHERLY LINE OF SAID LOT 8 FOR A DISTANCE OF 81.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N77°13'43"E FOR A DISTANCE OF 80.87 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE S08°19'32"E ALONG THE EASTERLY LINE OF SAID LOT 8 FOR A DISTANCE OF 157.64 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 8, BEING A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 45.64 FEET, A RADIUS OF 187.00 FEET, A CHORD BEARING OF S74°40'58"W AND A CHORD DISTANCE OF 45.52 FEET; THENCE N2°03'10"W FOR A DISTANCE OF 160.87 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 Office