

C.F.E./CZ
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CS 280539871

UNOFFICIAL COPY

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**



Doc#: 0831733038 **Fee:** \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/12/2008 10:08 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

James Garcia and Patrice A. Garcia, 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 for Legal Description)

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 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: 841 Woodglen Lane
Lemont, IL 60439

3LC

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 30th day of October, 2008.

WOODGLEN DEVELOPMENT, LLC

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

MAIL TO:
Jean Galvin
5256 Grand Avenue
Downers Grove, IL 60515

BOX 333-CT1

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SEND SUBSEQUENT TAX BILLS TO:

Woodglen Development LLC.
 6428 Joliet Road
 Countryside, IL 60525

PERMITTED EXCEPTIONS:

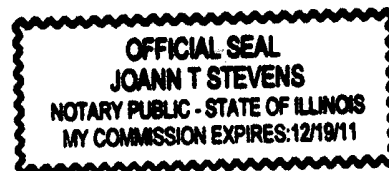
General taxes for the year 2007 and subsequent years; building lines; setbacks; public utility, drainage and storm water easements as shown on Plat of Subdivision recorded as Document No. 0705115125; Declaration recorded as Document No. 0735122081; easement in favor of Village of Lemont affecting part 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 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 30th day of October, 2008.


 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 9L-841

THAT PART OF LOT 9 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 0705113125, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE N43°53'39"E ALONG THE NORTHERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 80.48 FEET; THENCE S46°06'36"E FOR A DISTANCE OF 174.69 FEET TO THE SOUTHERLY LINE OF SAID LOT 9; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9, BEING A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 12.09 FEET, A RADIUS OF 187.00 FEET, A CHORD BEARING OF S38°07'55"W AND A CHORD DISTANCE OF 42.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 9; THENCE N58°18'56"W ALONG THE WESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 183.04 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:


A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS 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.

STATE TAX

 NOV. 5.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000003939

REAL ESTATE TRANSFER TAX	00510.00
FP 102808	

COUNTY TAX

 NOV. -5.08
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

0000001760

REAL ESTATE TRANSFER TAX	00255.00
FP 102802	