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CS 28053989N

**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#: 0831933076 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/14/2008 09:13 AM Pg: 1 of 5

(The Above Space for Recorder's Use Only)

**1/2 to the Cynthia A. Wisniewski Revocable Trust Agreement dated September 24, 2008 and 1/2 to the John M. Scott Revocable Trust Agreement dated September 24, 2008, as Tenants in Common**

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)**

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:** 811 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 November, 2008.

**WOODGLEN DEVELOPMENT, LLC**

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

*5hl*

**MAIL TO:**  
John C. North  
6912 S. Main Street, Suite 200  
Downers Grove, IL 60516

**BOX 333-CT**


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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
  
 NOV. 11.08  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000052600

REAL ESTATE TRANSFER TAX
0054 1.50
FP 103032

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
  
 NOV. 11.08  
 COUNTY TAX  
 REVENUE STAMP

# 0000052683

REAL ESTATE TRANSFER TAX
00270.75
FP 103034



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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and periods of the time and to amend, change or modify leases and the terms and provisions thereof any time or times hereafter, to contract to make leases and to grant options to rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every persons relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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PARCEL 1:  
LOT 12L-811

THAT PART OF LOT 12 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: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 12; THENCE N32°03'24"W ALONG THE WESTERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 62.02 FEET; THENCE N58°11'41"E FOR A DISTANCE OF 143.86 FEET TO THE EASTERLY LINE OF SAID LOT 12; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 12, BEING A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 51.95 FEET, A RADIUS OF 700.00 FEET, A CHORD BEARING OF S34°18'29"E AND A CHORD DISTANCE OF 51.92 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE S54°12'49"W ALONG THE SOUTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 146.21 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  
Cook County Clerk's Office