## S455398142 C2805963WNOFFICIAL COPY

SPECIAL WARRANTY DEED Stat. (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#: 0903026008 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 01/30/2009 08:23 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

William M. O'Connor and Vera Lynn/O'Connor, 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 here to 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 coverant, promise and agree to and with the Grantee and its successors that it has not done or sufferer, 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:

860 Woodglen Lane Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 23<sup>rd</sup> day of January, 2009.

WOODGLEN DEVELOPMENT, LLC

SCOTT A STEVENS Manage

MAIL TO: Perry Gentile 2800 W. Higgins Road, Ste. 500 Hoffman Estates, IL 60169

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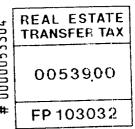
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### SEND SUBSEQUENT TAX BILLS TO:

Woodglen Development, LLC. 6428 Joliet Road Countryside, IL 60439





### 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)

)x Coox C; 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 23<sup>rd</sup> day of January, 2009.

OFFICIAL SEAL PATRICIA L. HENNESSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/24/12 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 **COOK COUNTY** 





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# **UNOFFICIAL COPY**

# EXHIBIT "A"

DISTANCE OF 55.24 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 31; THENCE N4.:14'51"E ALONG THE NORTHERLY LINE OF SAID LOT 31 FOR A DISTANCE OF 118.10 FEET TO THE NORTHEASTERLY CORNER OF SAID LCT 31; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 31, BEING A CURVE TO THE RIGHT, HAVING AN ARC LENGIH OF 34.98 FEET, A RADIUS OF 127.00 FEET, A CHORD DISTANCE OF 34.87 FEET TO A PUNT OF REVERSE CURVE ON THE EASTERLY LINE OF SAID LOT 31; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 31; THENCE THE LEFT, HAVING AN ARC LENGTH OF 20.14 FEET, A RADIUS OF 300.00 FEET, A CHORD BEARING OF 544 31'41"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 31; THENCE N45'45'09"W ALONG THE WESTERLY LINE OF SAID LOT 31 FOR A DISTANCE THAT PART OF LOT 31 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SCUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PURCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 0618739043, RECORDED JULY 06, 2006) OF 54.96 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N45'45'09"W ALONG THE WESTERLY LINE OF SAID LOT 31 FOR A 544'04'32"W FOR A DISTANCE OF 120.56 FEET TO THE POINT OF BEGINNING AL IN COOK COUNTY, ILLINOIS.

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 DICHMENT NUMBER 0735122081. Ounty Clark's Office

PARCEL 2:

PARCEL 1: LOT 31R-860