

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Stat. (IL)

C.M.S./CS
887852
2505/110250

**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#: 1117433171 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/23/2011 01:56 PM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

Raymond H. Matlin and Catherine C. Matlin 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): 22-28-112-018-0000

Address(es) of Real Estate: 751 Woodglen Lane
Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 2nd day of June, 2011.

WOODGLEN DEVELOPMENT, LLC

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

S Y
P 3
S N
SC Y
INT Y

**MAIL TO: James Hundman, Atty.
544 Gateshead Drive
Naperville, IL. 60565**

BOX 333-CT

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SEND SUBSEQUENT TAX BILLS TO:

Woodglen Development, LLC.
6432 Joliet Road
Countryside, IL 60525

STATE OF ILLINOIS



JUN. 21. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009157

REAL ESTATE TRANSFER TAX
00543.50
FP 103032

PERMITTED EXCEPTIONS:

General taxes for the year 2010 and subsequent years; building lines; setbacks; public utility, drainage and storm water easements as shown on Plat of Subdivision recorded as Document No. 0735115125; 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)

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 21. 11

REVENUE STAMP

0000009175

REAL ESTATE TRANSFER TAX
00271.75
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 2nd day of June, 2011.



Marie T. Hynes

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 18L-751

THAT PART OF LOT 18 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: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 18; THENCE S77°13'50"E ALONG THE NORTHERLY LINE OF SAID LOT 18 FOR A DISTANCE OF 55.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S77°13'50"E ALONG THE NORTHERLY LINE OF SAID LOT 18 FOR A DISTANCE OF 54.34 FEET TO A POINT OF CURVE ON THE NORTHERLY LINE OF SAID LOT 18; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 18 BEING A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 0.66 FEET, A RADIUS OF 700.00 FEET, A CHORD BEARING OF S77°15'27"E AND A CHORD DISTANCE OF 0.66 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 18; THENCE S12°46'10"W ALONG THE EASTERLY LINE OF SAID LOT 18 FOR A DISTANCE OF 139.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 18; THENCE N77°13'50"W ALONG THE SOUTHERLY LINE OF SAID LOT 18 FOR A DISTANCE OF 55.00 FEET; THENCE N12°46'10"E FOR A DISTANCE OF 139.00 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.

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