UNOFFICIAL 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



1510041100 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 04/10/2015 10:58 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

Paul D. Stutz and Cynthia M. Stutz Husband and Wife, not as Joint Tenants or Tenants in Common, but as Tenai ts 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 coven int, promise and agree to and with the Grantee and its successors that it has not done or suffered to be cone, 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): 22-28-113-014-0000

Address(es) of Real Estate: 618 Woodglen Court

Lemont, IL. 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 23rd day of March, 2015.

WOODGLEN DEVELOPMENT, LLC

MAIL TO: John D. Koziel, Atty.

6413 W. 63rd St. Chicago, IL. 60638

MX 333-

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SEND SUBSEQUENT TAX BILLS TO:

Woodglen Development, LLC. 6432 Joliet Road – Suite B Countryside, IL 60525

PERMITTED EXCEPTIONS:

General taxes for the year 2014 and subsequent years; building lines, setbacks, public utility, drainage and storm water easements as shown on Plat of Subdivision recorded as Document No. 0705115125 as corrected by Certificates of Correction recorded December 19, 2007 as Document No. 0735331073 and recorded December 14, 2010 as Document 1034831017; Declaration for Woodglen recorded as Document No. 0735122081 and amended from time to time; applicable zoning and building laws and ordinances.

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

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 Whois 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 23rd day of March, 2015.

Coope

 COUNTY:
 333.25

 ILLINOIS:
 666.50

 TOTAL:
 999.75

22-28-113-014-0000 | 20150301671419 | 0-907-929-984

Notary Public

"OFFICIAL SEAL"
MARIE T. HYNES
Notary Public, State of Illinois
My Communician Expires 08/08/2018

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

354227.1

1510041100D Page: 3 of 3

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PARCEL 2:

LOT 37R-618

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 0735 15125, AS CORRECTED BY CERTIFICATES OF CORRECTION RECORDED DECEMBER 19, 2007 AS DOCUMENT 0735331073 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT 1034831017, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY COUNTRY OF SAID LOT 37; THENCE N62'21'15"W ALONG THE SOUTHERLY LINE OF SAID LOT 37; THENCE OF SAID LOT 37; THENCE S40"29"39"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 147.46 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 37; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 37, BEING A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 43.79 FEET, A RADIUS OF 11. 90 FEET, A CHORD BEARING OF S38"35"48"W AND A CHORD THE LEFT HAVING AN ARC LENGTH OF 43.79 FEET, A RADIUS OF 11. 90 FEET, A CHORD BEARING OF S38"35"48"W AND A CHORD N27'38'45"E ALONG THE WESTERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 55.09 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N27'38'45"E ALONG THE WESTERLY LINE OF SAID LOT 37 FUR A DISTANCE OF 97.64 FEET TO THE NORTHWESTERLY CORNER ENGTH OF 43.53 FEET; THENCE N62'21'15"W FOR A DISTANCE OF 128.59 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, THAT PART OF LOT 37 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST

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 AND AMENDED FROM TIME TO TIME. Droporty or Coc

EXHIBIT "A"