

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**

Doc#: 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

C.T.L./CY

TS00379705
1 all

(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 **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): 22-28-113-014-0000

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

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

MAIL TO: John D. Koziel, Atty.
6413 W. 63rd St.
Chicago, IL. 60638

S Y
P 3
S N
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INT Y

BOX 333-CN

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EXHIBIT "A"

PARCEL 1:
LOT 37R-618

THAT PART OF LOT 37 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 070515125, 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 CORNER OF SAID LOT 37; THENCE N62°21'15"W ALONG THE SOUTHERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 142.58 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 37; THENCE N27°38'45"E ALONG THE WESTERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 35.09 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N27°38'45"E ALONG THE WESTERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 97.64 FEET TO THE NORTHWESTERLY CORNER 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 115.90 FEET, A CHORD BEARING OF S38°35'48"W AND A CHORD LENGTH 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, 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 AND AMENDED FROM TIME TO TIME.

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