UNOFFICIAL COPY

153:541 200

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#: 1533541007 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 12/01/2015 11:01 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

Calvin Trout and Lata Trout, as Trustees of the Calvin Trout and Lata Trout Living Trust dated February 13, 2015.

the following described Real Estate cituated in the County of Cook, in the State of Illinois, to wit:

(See Exhibit "A" attached hereto ar.d made a part hereof for Legal Description)

And the Grantor, for itself and its successors, deec 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): 22-28-112-020-0000

Address(es) of Real Estate:

735 Woodglen Lane Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 17<sup>th</sup> day of November, 2015.

WOODGLEN DEVELOPMENT, LLC

c.t.i./cx <u>lS08/189SCz</u> l aa l

SCOTT A. STEVENS, Manage

MAIL TO: Mr. J. William Stefan, atty.

201 Burr Ridge Club Burr Ridge, IL 60527 S P 3 S N SC Y

BOX 333-67

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## **UNOFFICIAL COPY**

## SEND SUBSEQUENT TAX BILLS TO:

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

REAL ESTATE TRANSFER TAX			20-Nov-2015
		COUNTY:	267.00
	4	ILLINOIS:	534.00
		TOTAL:	801.00
22-28-112-020-0000 20151101642577		0-727-038-016	

## **PERMITTED EXCEPTIONS:**

General taxes for the year 2015 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 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 COOK)** 

I, the undersigned, a Notary Public ir 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 imited 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 17<sup>th</sup> day of November, 2015.

Notary Public

"C" FICIAL SEAL"

Ale I HYNES

Note: Seal State of Illinois

My Cost Seal State of Illinois

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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PARCEL 1:

LOT 20R-735

NORTHERLY LINE OF SAID LOT 20 FOR A DISTANCE OF 3.03 FEET. THENCE SOUTHERLY LINE OF A DISTANCE OF 130.0 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE NB9'58'08"W ALONG THE SOUTHERLY LINE OF SAID LOT 20 FOR A DISTANCE OF 132.13 FEET TO THE POINT OF BEGINNING, ALL IN COOK CONTY, ILLINOIS. 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 NORTHWESTERLY CORNER OF SAID LOT 20; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 20, BEING A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 50.12 FEET, A RADIUS OF 150.00 FEET, A CHORD BEARING OF S87'55'02"E AND A CHORD DISTANCE OF 50.11 FEET TO A POINT OF TANGENCY ALONG THE NORTHERLY LINE OF SAID LOT 20; THENCE S88'58'08"E ALONG THE THAT PART OF LOT 20 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBPLIVISION 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. Stopology Ox Coof