

UNOFFICIAL COPY



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 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)

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): 22-28-112-020-0000

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 17th day of November, 2015.

WOODGLEN DEVELOPMENT, LLC

C.T.I./CY
1502189505
1002

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

MAIL TO: Mr. J. William Stefan, atty.
201 Burr Ridge Club
Burr Ridge, IL 60527

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SC
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BOX 333-07

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EXHIBIT "A"

PARCEL 1:
LOT 20R-735

THAT PART OF LOT 20 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: 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 NORTHERLY LINE OF SAID LOT 20 FOR A DISTANCE OF 3.03 FEET; THENCE S00°01'52"W FOR A DISTANCE OF 130.0 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE N89°58'08"W ALONG THE SOUTHERLY LINE OF SAID LOT 20 FOR A DISTANCE OF 62.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE N04°08'04"E ALONG THE WESTERLY LINE OF SAID LOT 20 FOR A DISTANCE OF 132.13 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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