

UNOFFICIAL COPY



SPECIAL WARRANTY DEED Stat. IL

THE GRANTOR, ASHBURY WOODS 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, **CONVEY** and **WARRANTS** to

Doc#: **1600841024** Fee: **\$42.00**
RHSP Fee: **\$9.00** RPRF Fee: **\$1.00**
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2016 11:44 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

Duane Allen Ticknor and Mary L. Ticknor

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)

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 convey, 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** the Real Estate against all persons lawfully claimed a breach of the Special Warranties subject to the "Permitted Exceptions" as set forth below hereof.

Permanent Real Estate Index Number(s): 22-32-217-001-0000

**Address(es) of Real Estate: 1301 Ashbury Circle
Lemont, IL 60439**

C.T.I./CY
15.024513HULLS

143

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 14th day of December, 2015.

ASHBURY WOODS DEVELOPMENT, LLC
An Illinois Limited Liability Company

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

**MAIL TO: Anthony S. Xydakis Atty
125 W. 55th St. - Ste. 104
Clarendon Hills, IL 60514**

BOX 333-CTI

S Y
P 3
S N
SC Y
INT 10

UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:
Ashbury Woods Development, LLC.
6432 Joliet Road
Countryside, IL 60525

REAL ESTATE TRANSFER TAX

16-Dec-2015



COUNTY:	233.00
ILLINOIS:	466.00
TOTAL:	699.00

22-32-217-001-0000 | 20151201651850 | 2-106-528-832

PERMITTED EXCEPTIONS:

General taxes for the year 2015; building lines and public utility, drainage and storm water detention easements, as shown on Plat of Subdivision recorded as Document No. 0721515103; Declaration for Ashbury Woods, Unit 3 Townhomes recorded as Document No. 0814945180; terms, provisions and conditions contained in Annexation Agreement recorded as Document No. 0719222063; Annexation ordinance recorded as Document No. 0719222062; terms, provisions and conditions relating to easement described as Parcel 2 and rights of adjoining owners to the concurrent use of said easement; zoning and building laws and ordinances; party wall and party wall rights.

STATE OF ILLINOIS)
) S.S.
COOK COUNTY)

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 ASHBURY WOODS 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 severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the 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 14th day of December, 2015.

Commission Expires:

8-8-2018

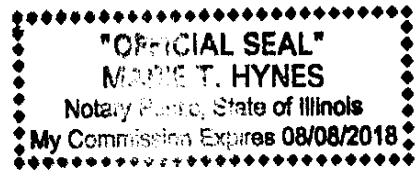
Maria T. Hynes

Notary Public

THIS INSTRUMENT PREPARED BY:

THOMAS P. RUSSIAN, GOLDSTINE, SKRODZKI, RUSSIAN,
NEMEC and HOFF, LTD.
835 McClintock Drive
Burr Ridge, IL 60527

PHONE (630)655-6000



UNOFFICIAL COPY

EXHIBIT A

Order No.: 15024513HUCS

For APN/Parcel ID(s): 22-32-217-001-0000

PARCEL 1:

UNIT 37-141 DESCRIBED AS:

PART OF LOT 37 IN ASHBURY WOODS UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2007 AS DOCUMENT NUMBER 0721515103, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 37; THENCE NORTH 89 HOURS, 58 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 37 FOR A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 37; THENCE SOUTH 00 HOURS 01 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 37 FOR A DISTANCE OF 37.00 FEET; THENCE SOUTH 89 HOURS 58 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 83.00 FEET TO THE WEST LINE OF SAID LOT 37; THENCE NORTH 00 HOURS 01 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 37 FOR A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 0814945180 AND AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.

Clerk's Office