

# 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#: 1601308153 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2016 01:12 PM Pg: 1 of 3

Dec ID 20160101658646  
ST/CO Stamp 1-833-278-528 ST Tax \$464.50 CO Tax \$232.25

(The Above Space for Recorder's Use Only)

Donna Fryer-Luce 2014 Living Trust Dated December 17, 2014.

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)

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) 22-32-217-001-0100**

C.T.I./CI  
150263446

**Address(es) of Real Estate: 1309 Ashbury Circle, Lemont, IL 60439**

1001

TO HAVE AND TO HOLD, the said premises with the appurtenance upon the trusts and for the uses and purposes herein and in said trust agreement set forth. See reverse side for terms and power of trustee.

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 11<sup>th</sup> day of January 2016.

**ASHBURY WOODS DEVELOPMENT, LLC**  
An Illinois Limited Liability Company

BY: Scott A. Stevens  
**SCOTT A. STEVENS, Manager**

**MAIL TO: Angileri & Associates**  
1450 Plainfield Rd, Suite 1  
Darien, IL 60561

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

**PERMITTED EXCEPTIONS:**

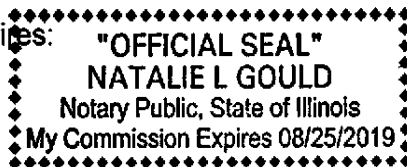
General taxes for the year 2015 and subsequent years; building lines and public utility, drainage and storm water detention easements, as shown on Plat of Subdivision recorded as Document No. 0721515103; Declaration for Ashbury Woods, Unit 3 Townhomes recorded as Document No. 0814945180; terms, provisions 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 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 11<sup>th</sup> day of January, 2016.

Commission Expires:



*Natalie L. Gould*  
\_\_\_\_\_  
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

**REAL ESTATE TRANSFER TAX**

13-Jan-2016



COUNTY: 232.25  
ILLINOIS: 464.50  
TOTAL: 696.75

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## EXHIBIT "A"

- PARCEL 1: UNIT 37-143 THAT 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: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 37; THENCE NORTH 89°58'56" 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°01'04" EAST ALONG THE EAST LINE OF SAID LOT 37 FOR A DISTANCE OF 69.50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'04" EAST ALONG THE EAST LINE OF SAID LOT 37 FOR A DISTANCE OF 32.50 FEET; THENCE SOUTH 89°58'56" WEST FOR A DISTANCE OF 83.00 FEET TO THE WEST LINE OF SAID LOT 37; THENCE NORTH 00°01'04" WEST ALONG THE WEST LINE OF SAID LOT 37 FOR A DISTANCE OF 32.50 FEET; THENCE NORTH 89°58'56" EAST FOR A DISTANCE OF 83.00 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 08149-5180 AND AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.