

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#: 1615950061 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2016 11:26 AM Pg: 1 of 3

Dec ID 20160501608004
ST/CO Stamp 1-783-216-448 ST Tax \$425.00 CO Tax \$212.50

(The Above Space for Recorder's Use Only)

Barbara H. Richardson, Trustee of the Barbara H. Richardson Self-Declaration of Trust
Dated April 1, 2008.

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) 22-32-215-005-0001

Address(es) of Real Estate: 1330 Ashbury Place, Lemont, IL 60439

C.T.I./CY

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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 27th day of May, 2016.

ASHBURY WOODS DEVELOPMENT, LLC
An Illinois Limited Liability Company

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

MAIL TO: Lee T. Virtel, atty
15419 127th St.
Lemont, IL 60439

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EXHIBIT "A"

PARCEL 1:
UNIT 35-133

THAT PART OF LOT 35 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 NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 00°01'51" EAST ALONG THE EAST LINE OF SAID LOT 35, FOR A DISTANCE OF 107.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S00°01'51"E ALONG THE EAST LINE OF SAID LOT 35, FOR A DISTANCE OF 37.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID LOT 35, FOR A DISTANCE OF 83.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35; THENCE NORTH 00°01'51" WEST ALONG THE WEST LINE OF SAID LOT 35, FOR A DISTANCE OF 37.00 FEET; THENCE NORTH 89°58'09" 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 0814945180 AND AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.

Cook County Clerk's Office