### **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 Estrate 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 WARRAIT AND DEFEND the Real Estate against all persons lawfully claimed a breach of the Special War, anties subject to the "Permitted Exceptions" as set forth below hereof.

Permanent Real Estate Index Number(s) 22-32-215-005-000

Address(es) of Real Estate: 1330 Ashbury Place, Lemont, IC 90439

1001

C.T.I./CY

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 27<sup>th</sup> day of May, 2016.

ASHBURY WOODS DEVELOPMENT, LLC

An Illinois Limited Liability Company

SCOTT A. STEVENS, Manager

MAIL TO: Lee T. Virtel, atty 15419 127<sup>th</sup> St.

Lemont, IL 60439

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## **UNOFFICIAL COPY**

#### **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. STEVENIS, 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 27th day (of May, 2016.

Commission Expires:

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

"OFFICIAL SEAL"
NATALIE L GOULD
Notary Public, State of Illinois
My Commission Expires 08/25/2019

 REAL ESTATE TRANSFER TAX
 03-Jun-2016

 COUNTY:
 212.50

 ILLINOIS:
 425.00

 TOTAL:
 637.50

 22-32-215-005-0000
 20160501608004
 1-783-216-448

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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 SOO'01'51"E ALONG THE EAST LINE OF SAID LOT 35, FOR A DISTANCE OF 37.00 FEET TO THE SOUTH LINE OF SAID LOT 35; THENCE NORTH (0'01'51" WEST ALONG THE WEST LINE OF SAID LOT 35, FOR A DISTANCE OF 37.00 F.ET; THENCE NORTH 89'58'09" EAST, FOR A DISTANCE OF 83.00 FEET TO THE POINT OF LIECINNING; 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.