

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Stat. (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#: 1729846347 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/25/2017 01:12 PM Pg: 1 of 3

Dec ID 20171001642297
ST/CO Stamp 0-900-773-824 ST Tax \$500.50 CO Tax \$250.25

(The Above Space For Recorder's Use Only)

Frances Jane Petrek

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): 22-28-113-009-0000

**Address(es) of Real Estate 834 Woodglen Lane:
Lemont, IL. 60439**



In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 20th day of October, 2017.

WOODGLEN DEVELOPMENT, LLC

C.T.I./CY
17016518cs
1023

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

**MAIL TO: Lee T. Virtel, atty.
15419 127th St. – Suite 100
Lemont, IL 60439**

REAL ESTATE TRANSFER TAX		
		25-Oct-2017
COUNTY:	ILLINOIS:	250.25
TOTAL:		500.50
		750.75
22-28-113-009-0000	20171001642297	0-900-773-824

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SEND SUBSEQUENT TAX BILLS TO:

Woodglen Development, LLC.
6432 Joliet Road – Suite B
Countryside, IL 60525

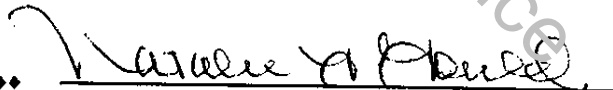
PERMITTED EXCEPTIONS:

General taxes for the year 2017 and subsequent years; building lines, setbacks, public utility, drainage and storm water easements as shown on Plat of Subdivision recorded as Document No. 0705115125 as corrected by Certificates of Correction recorded December 19, 2007 as Document 0735331073 and recorded December 14, 2010 as Document 1034831017; Declaration for Woodglen recorded as Document No. 0735122081 and amended from time to time; applicable zoning and building laws and ordinances.

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

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 WOODGLEN 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 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 20th day of October, 2017.



Notary Public



THIS INSTRUMENT WAS PREPARED BY:
Scott A. Stevens
Woodglen Development, LLC
6432 Joliet Road
Suite B
Countryside, IL 60525 (708) 482-0860

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EXHIBIT "A"

- PARCEL 1:**
LOT 32L-834
- THAT PART OF LOT 32 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 32; THENCE S45°45'09"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 32 FOR A DISTANCE OF 172.84 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 32; THENCE S44°14'51"W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 32 FOR A DISTANCE OF 55.08 FEET; THENCE N45°45'09"W FOR A DISTANCE OF 163.04 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 32, BEING A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 56.41 FEET, A RADIUS OF 127.00 FEET, A CHORD BEARING OF N34°09'02"E AND A CHORD DISTANCE OF 55.95 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.

Property of Cook County Clerk's Office