

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#: 1815006031 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2018 10:05 AM Pg: 1 of 3

Dec ID 20180501669608
ST/CO Stamp 1-243-739-424 ST Tax \$459.50 CO Tax \$229.75

(The Above Space for Recorder's Use Only)

Daniel R. Ryan and Kay M. Ryan

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): 22-32-215-006-0000

**Address(es) of Real Estate: 1250 Ashbury Place
Lemont, IL 60439**

C.T.I./CY

1800814605

10/18/18

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 21st day of May, 2018.

ASHBURY WOODS DEVELOPMENT, LLC
An Illinois Limited Liability Company

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

**MAIL TO: Daniel R. Ryan
1250 Ashbury Pl.
Lemont, IL 60439**

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

REAL ESTATE TRANSFER TAX

25-May-2018



COUNTY:	229.75
ILLINOIS:	459.50
TOTAL:	689.25

22-32-215-006-0000

| 20180501669608 | 1-243-739-424

PERMITTED EXCEPTIONS:

General taxes for the year 2017, 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 21st day of May, 2018.

Commission Expires:

Natalie L. Gould
Notary Public

THIS INSTRUMENT PREPARED BY:

SCOTT A. STEVENS
ASHBURY WOODS DEVELOPMENT, LLC.
6432 Joliet Rd.
Suite B
Countryside, IL 60525 (708) 482-0860

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

PARCEL 1:
UNIT 36-140

THAT PART OF LOT 36 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 NORTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 00°01'51" EAST ALONG THE EAST LINE OF SAID LOT 36, FOR A DISTANCE OF 42.00 FEET; THENCE SOUTH 89°58'09" WEST, FOR A DISTANCE OF 83.00 FEET TO THE WEST LINE OF SAID LOT 36; THENCE NORTH 00°01'51" WEST ALONG THE WEST LINE OF SAID LOT 36, FOR A DISTANCE OF 42.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 36; THENCE NORTH 89°58'09" EAST ALONG THE NORTH LINE OF SAID LOT 36, 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.

Property of Cook County Office