UNOFFICIAL COPY

SPECIAL WARRANTY DEED State (IL)

THE GRANTOR, WOODGLEN DEVELOPMENT, LLC, a limited liability company,

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#. 1817625030 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/25/2018 10:55 AM Pg: 1 of 3

Dec ID 20180601699176

ST/CO Stamp 0-276-841-248 ST Tax \$562.00 CO Tax \$281.00

(The Above Space for Recorder's Use Only)

James J. Ryan and Linda S. Ryan, as co-trustees of the James J. Ryan and Linda S. Ryan Declaration of Trust (lated June 30, 2005.

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): 22-28-112-022-0000

Address(es) of Real Estate:

715 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 June, 2018.

WOODGLEN DEVELOPMENT, LLC

SCOTT A. STEVENS, Manager

MAIL TO Claes & Claes, Ltd. Atty. 2626 W. 83rd St. Darien, IL 60561 C.T.I /CY 180105%8c

1 1817625030 Page: 2 of 3

UNOFFICIAL COPY

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 COOK)

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 June, 2018.

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

Notary Public

THIS INSTRUMENT WAS PREPARED BY: Scott A. Stevens Woodglen Development, LLC. 6432 Joliet Road Suite B

Countryside, IL 60525

(708) 482-0860

817625030 Page: 3 of 3

County Clert's Office

UNOFFICIAL COPY

EXHIBIT "A"

OF SAID LOT 22 FOR A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE N00*01'52"E ALONG THE WEST LINE ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE S89*58'08"E ALONG THE NORTH LINE OF SAID LOT 22 FOR A DISTANCE OF 55.00 FEET; THENCE S00°01'52"W FOR A DISTANCE OF 130.00 FEET TO THE SOUTH LINE OF SAID LOT 22 THENCE N89"58'08"W ALONG THE SOUTH LINE THAT PART OF LOT 22 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST 1/2 THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 061673, SAGA, RECORDED JULY 06, 2006) OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PFINCIPAL MERIDIAN (EXCEPTING OF SAID LOT 22 FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. OT 22R-715 PARCEL 1:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS TO AND EGRESS FROM DIVELLING 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.

PARCEL 2: