

UNOFFICIAL COPY

SPECIAL WARRANTY DEED State (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#: 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 dated 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

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

MAIL TO Claes & Claes, Ltd. Atty.
2626 W. 83rd St.
Darien, IL 60561

C.T.I /CY
18010588cs
letl

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:
LOT 22R-715

THAT PART OF LOT 22 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 0615729443, RECORDED JULY 06, 2006) 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 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 OF SAID LOT 22 FOR A DISTANCE OF 130.00 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.