UNOFFICIAL CO

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#. 1823908061 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/27/2018 10:48 AM Pg: 1 of 3

Dec ID 20180801662996

ST/CO Stamp 1-086-652-192 ST Tax \$570.00 CO Tax \$285.00

(The Above Space for Recorder's Use Only)

Glenn W. McAdam, Trustee of the Glenn W. McAdam trust dated October 27, 1999.

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Exhibit "A" attached here o 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 Warranues subject to the "Permitted Exceptions" as set forth on the reverse side hereof.

Permanent Real Estate Index Number(s): 22-28-112-023-0000

Address(es) of Real Estate:

701 Woodglen Lane Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these mesents by its Manager, this 22nd Day of August, 2018.

WOODGLEN DEVELOPMENT, LLC

MAIL To: Lee T. Virtel, atty

15419 127th St. **Lemont, IL 60439**

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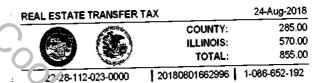
SEND SUBSEQUENT TAX BILLS TO:

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

PERMITTED EXCEPTIONS:

General taxes for the year 2018 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; Deciaration for Woodglen recorded as Document No. 0735122081 and amended from time to (in.e; 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 superibed 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 22nd day of Augus, 2018.

Notary Public

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

NATALIE L GOULD

Notary Public, State of Illinois
My Commission Expires 08/25/2019

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County Clark's Office

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EXHIBIT "A"

80.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 23; THENCE S00°23'07"W ALONG "HE FAST LINE OF SAID LOT 23 FOR A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE N89°58'08"W ALONG "HE SOUTH LINE OF SAID LOT 23 FOR A DISTANCE ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705/15/25 DESCRIBED AS FOLLOWS: COMMENCING THAT PART OF LOT 23 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOVITH 30 ACRES OF THE WEST 1/2 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S89°58'08"E ALONG THE NORTHERLY LINE OF SAID LOT 23 FOR A DISTANCE OF AT THE NORTHWEST CORNER OF SAID LOT 23; THENCE S89°58'08"E ALONG THE NORTH LINE ON SAID LOT 23 FOR A DISTANCE OF 55.10 OF 79.65 FEET; THENCE NO0*01'52"E FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 06167390)3, RECORDED JULY 06, 2006) OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING LOT 23L-701 PARCEL 1:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS TO AND EGRESS FROM DV. ELLING 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: