

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 1912633120 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/06/2019 10:07 AM Pg: 1 of 2

Dec ID 20190401651113  
ST/CO Stamp 0-140-934-048 ST Tax \$340.00 CO Tax \$170.00

The Grantors, Richard G. Carroll and Eleanor M. Carroll, husband and wife, of 420 Ashbury Court, Lemont, IL 60439, for and in consideration of the sum of Ten Dollars (\$10.00), CONVEY AND WARRANT to Richard A. Searls and Jane R. Searls, Trustees of The Searls Family Trust dated January 11, 1990, of 1 Clearview, Lemont, IL 60439, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description attached as Exhibit A  
Property commonly known as 420 Ashbury Court, Lemont, IL 60439  
P.I.N.: 22-33-108-022-0000

SUBJECT TO: (a) Conditions, covenants, and restrictions of record; and (b) general real estate taxes not yet due and payable.

Dated this 25 day of April, 2019

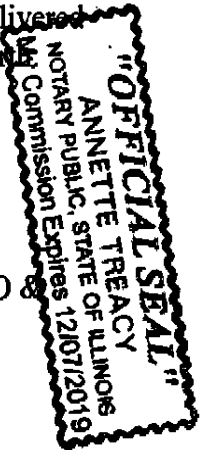
Richard G. Carroll  
Richard G. Carroll, by Eleanor M. Carroll  
attorney in fact

Eleanor M. Carroll  
Eleanor M. Carroll

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named parties, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of April, 2019

Annette Treacy  
Notary Public



This instrument was prepared by Michael G. Philipp, WIEDEL, PHILIPP, INDELICATO & OLSON, 4915 Main Street, Downers Grove, IL 60515.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

SCOTT L. LADEWIG  
5600 W. 127TH ST.  
CRESTWOOD, IL 60418

Richard A. Searls and Jane R. Searls  
420 Ashbury Court  
Lemont, IL 60439

FIRST AMERICAN TITLE  
FILE # 2961866

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**PARCEL 1:**

THAT PART OF LOT 20 IN ASHBURY WOODS A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 83.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 42.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST, A DISTANCE OF 83.00 FEET TO THE SOUTH LINE OF SAID LOT 20; THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE COMMON AREAS AND OUTLOTS A AND B AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 8, 2003 AS DOCUMENT 0030035125 AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

420 Ashbury Court  
Lemont, IL 60439

PIN: 22-33-108-022-0000

