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SPECIAL WARRANTY DEED State (IL)

Doc#: 1916133129 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/10/2019 12:38 PM Pg: 1 of 3

Dec ID 20190601692982
ST/CO Stamp 0-779-427-936 ST Tax \$516.50 CO Tax \$258.25

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

(The Above Space for Recorder's Use Only)

Trustee Leonard Wanta as trustee for the Leonard Wanta Trust, a trust dated March 27, 2015, and Trustee Kathleen Wanta as trustee for the Kathleen Wanta Trust, a trust dated March 27, 2015, respectively with each holding their undivided half in trust.

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): 22-28-113-001-0000

Address(es) of Real Estate: 934 Woodglen Lane
Lemont, IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 5th Day of June, 2019.

C.T.I. /CY
19001032505
1061

WOODGLEN DEVELOPMENT, LLC

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

Main To: Todd Nelson, atty
One N. Franklin Suite 800
Chicago, IL 60606

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EXHIBIT "A"

PARCEL 1:
LOT 24L-934

THAT PART OF LOT 24 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 0618739043, RECORDED JULY 06, 2006) ACCORDING TO THE PLAT HEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, AS CORRECTED BY CERTIFICATES OF CORRECTION RECORDED DECEMBER 19, 2007 AS DOCUMENT 0735331073 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT 1034831017, DESCRIBED AS FOLLOWS: COMMENCING AT THE AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE S89°58'05"E ALONG THE NORTH LINE OF SAID LOT 24 FOR A DISTANCE OF 55.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S89°59'35"E ALONG THE NORTH LINE OF SAID LOT 24 FOR A DISTANCE OF 80.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE S00°23'07"W ALONG THE EAST LINE OF SAID LOT 24 FOR A DISTANCE OF 131.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE N89°58'05"W ALONG THE SOUTH LINE OF SAID LOT 24 FOR A DISTANCE OF 79.87 FEET; THENCE N00°01'55"E FOR A DISTANCE OF 131.95 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 AND AMENDED FROM TIME TO TIME.

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