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SPECIAL WARRANTY DEED State (IL)

Doc#: 1923222009 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/20/2019 09:30 AM Pg: 1 of 3

Dec ID 20190801658594
ST/CO Stamp 0-380-428-896 ST Tax \$526.00 CO Tax \$263.00

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)

Mary M. Grochocinski 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): 22-28-113-022-000J

Address(es) of Real Estate: 700 Woodglen Lane
Lemont, IL 60439



In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 15th Day of August, 2019.

C.T.I. /CY
19011213CS
1261

WOODGLEN DEVELOPMENT, LLC

By: Scott A Stevens
SCOTT A. STEVENS, Manager

Main To: Therese L. O'Brien atty
15020 S. Ravinia Ave. Ste. 20
Orland Park, IL 60462

REAL ESTATE TRANSFER TAX		19-Aug-2019
	COUNTY:	263.00
	ILLINOIS:	526.00
	TOTAL:	789.00
22-28-113-022-0000 20190801658594 0-380-428-896		

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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; 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)

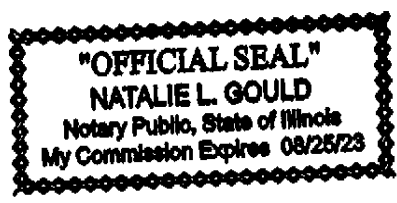
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SCOTT A. STEVENS**, personally known to me to be the Manager of WOODGLEN DEVELOPMENT, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is 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 15th day of August, 2019..

Natalie L. Gould

Notary Public

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



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EXHIBIT "A"

PARCEL 1:
LOT 45R-700

THAT PART OF LOT 45 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE 70.75, 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 THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, AS CORRECTED BY CERTIFICATES OF CORRECTION RECORDED DECEMBER 19, 2007 AS DOCUMENT 073331073 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT 1034831017, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 45; THENCE $N00^{\circ}01'52"E$ ALONG THE WEST LINE OF SAID LOT 45 FOR A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 45; THENCE $S89^{\circ}58'08"E$ ALONG THE NORTH LINE OF SAID LOT 45 FOR A DISTANCE OF 55.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING $S89^{\circ}58'08"E$ ALONG THE NORTH LINE OF SAID LOT 45 FOR A DISTANCE OF 80.59 TO THE NORTHEAST CORNER OF SAID LOT 45; THENCE $S00^{\circ}23'07"W$ ALONG THE EAST LINE OF SAID LOT 45 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER SAID LOT 45; THENCE $N89^{\circ}58'08"W$ ALONG THE SOUTH LINE OF SAID LOT 45 FOR A DISTANCE OF 79.84 FEET; THENCE $N00^{\circ}01'52"E$ FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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