### **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED Stat. (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#. 2102018265 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/20/2021 03:17 PM Pg: 1 of 3

Dec ID 20201201687429

ST/CO Stamp 0-520-007-648 ST Tax \$568.00 CO Tax \$284.00

(The Above Space For Recorder's Use Only)

#### Robert J. McGuire and Sharri A. McGuire, (Grantees)

not as Joint Tenants or Tenants in Common, but as **Tenants by the Entirety**, 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)

TO HAVE AND TO HOLD said premises not as joint tenants or tenants in common, but as Tenants By The Entirety.

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): 22-28-112-001-0000

Address(es) of Real Estate: 931 Woodglen Lane Lemont. IL 60439

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 17<sup>th</sup> day of December, 2020.

WOODGLEN DEVELOPMENT, LLC

C.T.I./CY <u>2 0</u>033164(S

IONALKB

SCOTT A. STEVENS, Manager

2102018265 Page: 2 of 3

# UNOFFICIAL COP'

MAIL TO: Wichael Okove 1300 froquers Ave. Ste 125 Naperville, IL 60563

ROBERT AND SHERRI MCEVIRE 931 WOOD GLEN LANE LEMONT, ILLINOIS

SEND SUBSEQUENT TAX BILLS TO:

60439

OFFICIAL SCAL KRISTI BREWWAN Notary Public, State of Illinois

My Commission Expires 03/09/23

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

REAL ESTATE TRANSFER TAX			18-Dec-2020
6230	Contract of the second	COUNTY:	284.00
	( \$30 )	ILLINOIS:	568.00
<b>6</b>	Care of the same o	TOTAL:	852,00
22-28-112-001-0000		20201201687429	0-520-007-648

#### PERMITTED EXCEPTIONS:

General taxes for the year 2019 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 No. 0735331073 and recorded December 14, 2010 as Document 1034831017; Declaration to 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)

Of County 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 17th day of December, 2020

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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## JNOFFICIAL COPY

PARCEL 1: TH

TO THE SOUTH LINE OF SAID LOT 1; THENCE N89°58'05"W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 55.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLING S: CORRECTED BY CERTIFICATES OF CORRECTION RECORDED DECEMBER 19, 2017 AS DOCUMENT 0735331073 AND RECORDED ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 55.17 FEET; 1 YENCE S00°01′55″W FOR A DISTANCE OF 135.36 FEET LOT 1; THENCE N00°01'55"E ALONG THE WEST LINE OF SAID LOT 24 FOR A D STANCE OF 135.36 FEET; THENCE S89°58'05"E WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11. ACT OF THE THIRD PRINCIPAL MERIDIAN DECEMBER 14, 2010 AS DOCUMENT 1034831017, DESCRIBED AS FOLLOWS: BEGUNING AT THE SOUTHWEST CORNER OF SAID RECORDED JULY 06, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRL'45,Y 20, 2007 AS DOCUMENT 0705115125, AS EXCEPTING THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STRUET BY DOCUMENT 0618739043, THAT PART OF LOT 1 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVICION OF THE SOUTH 30 ACRES OF THE

EXHIBIT "A"

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.