

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 Sheri 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 17th day of December, 2020.

WOODGLEN DEVELOPMENT, LLC

By: Scott A. Stevens

SCOTT A. STEVENS, Manager

C.T.I./CY
20033164CS
10242

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EXHIBIT "A"

PARCEL 1:
LOT 1L-931

THAT PART OF LOT 1 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 THEREOF 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°01'55"E ALONG THE WEST LINE OF SAID LOT 24 FOR A DISTANCE OF 135.36 FEET; THENCE S89°58'05"E ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 55.17 FEET; THENCE S00°01'55"W FOR A DISTANCE OF 135.36 FEET 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, 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.

Property of Cook County, Illinois