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WARRANTY DEED



Doc# 2108428152 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 03:28 PM Pg: 1 of 4

Dec ID 20210301657008
ST/CO Stamp 1-095-221-776 ST Tax \$1,262.00 CO Tax \$631.00

THE GRANTOR, ANETS WOODS LLC, a Delaware limited liability company, created and existing under and by virtue of the laws of the State of Delaware and duly registered to transact business in the State of Illinois, 2550 Waukegan Road, #220, Glenview Illinois 60025, for and in consideration of Ten and No/100ths Dollars, and other good and valuable consideration in hand paid, conveys and warrants to JAMES R. WALSH and BARBARA H. WALSH, married to each other, not as Tenants in Common, or Joint Tenants With Rights of Survivorship, 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

* OF 1568 Woodview Lane
Northbrook IL 60062

Grantor hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate set forth in **Exhibit A** attached hereto, the rights and easements for the benefit of the property set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for Anets Woods Subdivision recorded April 18, 2018 as Document No. 1810834053, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

SUBJECT TO: The Permitted Exceptions set forth on **Exhibit B** attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 04-10-408-030-0000

Address of Real Estate: 1568 Woodview Lane, Northbrook, Illinois 60062

In WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Agent, this 5th day of March, 2021.

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ANETS WOODS LLC,
a Delaware limited liability company

By: _____

Print Name: Jerry S. James
Title: Agent for Anets Woods, LLC

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 JERRY S. JAMES, personally known to me to be the AGENT FOR ANETS WOODS LLC, a Delaware 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 AGENT FOR ANETS WOODS LLC he signed and delivered the said instrument pursuant to authority given by the Company, as its free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of March, 2021



Sheryl Zentner

(Notary Public)

Prepared By: John J. Stocker, Esq., Stocker and O'Neil LLP, 3501 N. Southport Ave., #490, Chicago, Illinois 60657

Mail To:
Alan Kovitz
KSN
55 West Monroe, Suite 2445
Chicago, Illinois 60603

Send subsequent tax bills to:
Jim and Barbara Walsh
1568 Woodview Lane
Northbrook, Illinois 60062

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EXHIBIT A LEGAL DESCRIPTION

LOT 30 IN ANETS WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 10 AND PART OF THE NORTHEAST 1/4 OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2016, AS DOCUMENT NUMBER 1630215140, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 04-10-408-030-0000

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EXHIBIT B PERMITTED EXCEPTIONS

This Warranty Deed is subject to the following Permitted Exceptions: (a) current taxes not due and payable; (b) agreements, covenants, conditions, easements, restrictions, and building lines of record which do not interfere with the use of the Real Estate and improvements thereon for a single family residence; (c) applicable zoning and building laws and ordinances; (d) Declaration and Plat of Subdivision described herein; (e) rights of way for drainage tiles, ditches, feeders laterals and underground pipes; (f) rights and perpetual easement of Chicago Sanitary District to unimpaired construction, repair, and maintenance of intercepting sewer; (g) terms and provisions of ordinance establishing water feeder main; (h) water easement granted to the Village of Northbrook, IL; (i) covenants, terms, provisions and conditions of annexation and Subdivision agreement; (j) waiver of rights with respect to crossing and passageway through railroad lands; (k) terms and conditions of ordinance granting a Residential Planned Unit Development; (l) sign easement to the Village of Northbrook; (m) notice of annexation to rural fire protection district; (n) rights of the public, the State of Illinois and the municipality in and to that part of the Real Estate, if any, taken and used for road or driveway purposes or access to adjoining land; (o) acts done or suffered by Anets Woods LLC as the Developer; (p) covenants and restrictions relating to maintenance, tree preservation and development restrictions; (q) easement for sewers; and (r) rights, if any, of public and quasi-public utilities, overhead wires, sewers and manholes

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