



0634233063D

Doc#: 0634233063 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2006 08:09 AM Pg: 1 of 2

**WARRANTY DEED**  
STATUTORY (ILLINOIS)  
(CORPORATION TO INDIVIDUAL)

CT7 8360964 2 Apr 10/07

THE GRANTOR, KB HOME Illinois Inc.

A CORPORATION CREATED AND EXISTING UNDER AND BY VIRTUE OF THE STATE OF DELAWARE AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF THE SUM OF TEN 00/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, AND PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, CONVEYS AND WARRANTS TO:

Harsh K Shroff and Bhavisha H Shroff, *husband & wife not as tenants in common or joint tenants, but as tenants by the entirety*  
THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF Cook, IN THE STATE OF ILLINOIS, TO WIT:

PERMANENT INDEX NUMBER  
01-24-100-023-0000

ADDRESS OF REAL ESTATE  
1134 Ashley Lane, Inverness, IL 60010

Above Space For Recorder's Use Only

UNIT NO.172 IN CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLWONG DESCRIBED TRACT OF LAND, CERTAIN LOTS OR PARTS THEREOF, IN THE ESTATES AT INVERNESS RIDGE - UNIT 2, BEING A SUBDIVISION OF THE PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THRID PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDIMINIUM OWNERSHIP RECORDED AUGUST 18, 2004, AS DOCUMENT NO. 0423119002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

"SUBJECT TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; (3) CONVENANTS, CONDITTONS AND RESTRICTIONS AND BUILDING LINES (THE) OF RECORD; (4) EASEMENTS EXISTING OR OF RECORD; (5) ACTS DONE OR SUFFERED BY PURCHASER; (6) SPECIAL ENDORSEMENTS OR TAXES FOR IMPROVEMENTS, NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE CLOSING DATE; AND (7) THE STANDARD EXCEPTIONS CONTAINED IN SUCH POLICY (COLLECTIVELY REFERRED TO AS THE \"PERMITTED EXCEPTIONS\"); AND (8) TITLE EXCEPTIONS PERTAINING TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT CLOSING AND WHICH SELLER SHALL SO REMOVE AT CLOSING BY USING FUNDS PAID BY PURCHASER UPON DELIVERY OF THE DEED ."

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS NAME TO BE SIGNED TO THESE PRESENTS BY AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS 11/17/2006.

KB HOME Illinois Inc.

By:

John Agenlian, VP of Entitlements and Forward Planning

BOX 333-CT

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF Cook

) SS.



DEC.-5.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000033501

REAL ESTATE TRANSFER TAX
006 10.00
FP 103032

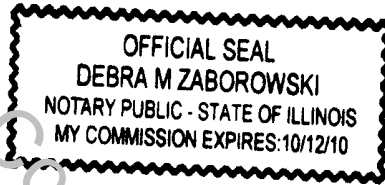
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT John Agenlian IS PERSONALLY KNOWN TO ME TO BE A VICE PRESIDENT AN OFFICER OF SUCH CORPORATION, AND APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH VICE PRESIDENT HE/SHE SIGNED AND DELIVERED SAID INSTRUMENT, PURSUANT TO AUTHORITY GIVEN BY THE (BOARD OF DIRECTORS OF SAID CORPORATION, AS HIS/HER FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS 11/17/2006.

*Debra M Zaborowski*  
Notary Public

Commission Expiration Date

THIS INSTRUMENT PREPARED BY:  
Debra Zaborowski, Agent  
KB HOME Illinois Inc.  
915 National Parkway, Suite F  
Schaumburg, IL 60173-5120



MAIL TO:  
*Hiten Gardi*  
*939 N. Plum Grove Rd, Ste C*  
*Schaumburg, IL 60173*

MAIL TAX BILL TO:  
*Harsh Shroff*  
*1134 Ashley Lane*  
*Inverness, IL 60110*

THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE:

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION CONDOMINIUM; 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. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH THEREIN."

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC.-5.06  
REVENUE STAMP



# 0000033609

REAL ESTATE TRANSFER TAX
00305.00
FP 103034