

UNOFFICIAL COPY

WARRANTY DEED STATUTORY (ILLINOIS) (CORPORATION TO INDIVIDUAL)

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:

Judith ~~M~~ Richards, *married to Thomas F Shirley*

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 & 01-24-100-428-0000

ADDRESS OF REAL ESTATE
1112 Ashley Lane, Inverness, IL 60010



Doc#: 0701235242 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2007 01:23 PM Pg: 1 of 2

Above Space For Recorder's Use Only

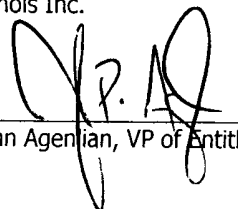
UNIT NO. 161 IN CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF, IN THE ESTATES AT INVERNESS RIDGE - UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 15, 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) COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN 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 1/9/2007.

KB HOME Illinois Inc.

By:


John Agerian, VP of Entitlements and Forward Planning

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117-999 7077

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STATE OF ILLINOIS

) SS.

COUNTY OF Cook

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 1/9/2007.

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:

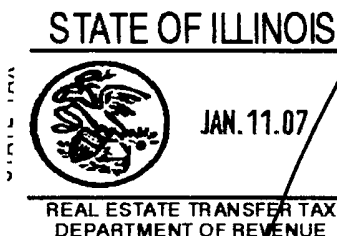
*Alison Woods, Atty.
234 W. Northwood Hwy
Suite 100
Barrington, IL 60010*

MAIL TAX BILL TO:

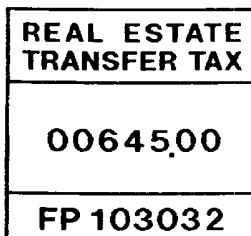
*Judith Richards
1112 Ashley Ln
Itasca, IL 60140*

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

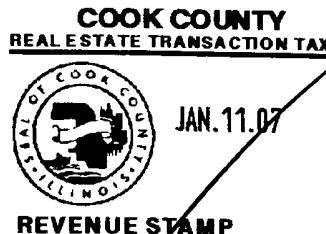
"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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."



000035056



COUNTY TAX



000035162

