

UNOFFICIAL COPY

WARRANTY DEED

STATUTORY (ILLINOIS)

(CORPORATION TO INDIVIDUAL)

C7L 413580

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:

^E Deidre ^{Timothy A} Towster and ~~Tim~~ Towster

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF Cook, IN THE STATE OF ILLINOIS, TO WIT:

PERMANENT INDEX NUMBER
01-24-100-035-0000

ADDRESS OF REAL ESTATE
613 Kinneare ~~Court~~, Inverness, IL 60010
Cove



0814033136D

Doc#: 0814033136 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2008 01:20 PM Pg: 1 of 2

Above Space For Recorder's Use Only

P
2
B

Unit Number 140 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 18, 2004 as Document Number 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, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN OF RECORD; (4) EASEMENTS EXISTING OR OF RECORD; (5) ACTS DONE OR SUFFERED BY PURCHASER; (6) SPECIAL ASSESSMENTS OR TAXES FOR IMPROVEMENTS, NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE CLOSING DATE. IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS NAME TO BE SIGNED TO THESE PRESENTS BY AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS 5/14/2008.

KB HOME Illinois Inc.

By:

Michael A. Rheintgen
Michael Rheintgen, Vice President, Finance

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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 Michael Rheintgen 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 5/14/2008.

Eric Schwartz
Notary Public

12-30-09
Commission Expiration Date

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



MAIL TO:
613 KINNEAR COVE
INVERNESS, IL
60010

MAIL TAX BILL TO:
613 KINNEAR COVE
INVERNESS, IL
60010

