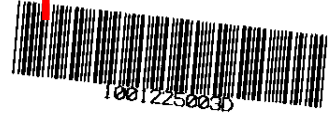


UNOFFICIAL COPY



Doc#: 1001225003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2010 10:25 AM Pg: 1 of 3

15822-09-04339 / of 3

**SPECIAL WARRANTY DEED
(Illinois)**

Mail To:

Erik R. Purkey
Michelle Mannino Purkey
1050 Talcott Ave.
Lemont, IL 60439

Name and Address of Taxpayer:

Erik R. Purkey
Michelle Mannino Purkey
1050 Talcott Ave.
Lemont, IL 60439

The Grantor, Lennar Communities of Chicago L.L.C., an Illinois limited liability company, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to:

**Erik R. Purkey and Michelle Mannino Purkey
16315 Treetop Drive
Orland Park, IL 60462**

Grantees, husband and wife, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

TO HAVE AND TO HOLD said premises as above described not in joint tenancy or tenancy in common, but in tenancy by the entirety forever.

Subject only to: (i) zoning, building codes, ordinances, regulations, rights or interests vested in the United States of America and the State of Illinois; (ii) real estate and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (iii) utility easements, sewer agreements, telephone agreements, cable agreements, telecommunication agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the property; (iv) Declaration of Condominium Ownership for Singer Landing Condominium; (v) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for Cook County; (vi) acts done or suffered by Grantee and any mortgage or deed of trust obtained by Grantee for the purchase of the property; and (vii) the Illinois Condominium Property Act.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

Lennar Chicago, Inc., an Illinois corporation ("Seller") hereby joins in this Special Warranty Deed as the "Seller" under that certain Real Estate Purchase Agreement for the sale of the Real Estate.

UNOFFICIAL COPY

Permanent Real Estate Index Number (s): 22-20-409-009-1012 •
 Address of Real Estate: 1050 Talcott Ave.
Lemont, IL 60439

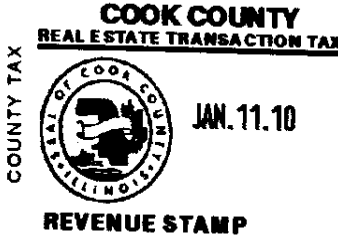
DATED this 18th day of December, 2009.

GRANTOR:

Lennar Communities of Chicago L.L.C. an Illinois limited liability company

By: Lennar Chicago, Inc., an Illinois corporation, Managing Member

By: *Lisa M. Fiveash*
 Lisa M. Fiveash
 Authorized Agent



REAL ESTATE TRANSFER TAX
0011850
FP 103042

0000063107

SELLER:

Lennar Chicago, Inc., an Illinois corporation

By: *Lisa M. Fiveash*
 Lisa M. Fiveash
 Authorized Agent



REAL ESTATE TRANSFER TAX
0023700
FP 103037

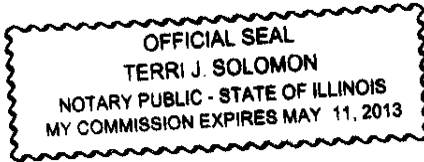
0000050807

State of Illinois)
) ss
 County of Lake)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lisa M. Fiveash, personally known to me to be an Authorized Agent for Lennar Chicago, Inc., an Illinois corporation, which is the Seller and Managing Member of the Grantor, 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 he/she signed and delivered the foregoing instrument, pursuant to the authority given by the Seller and Grantor, as their free and voluntary act, and as the free and voluntary act and deed of the Seller and Grantor, for the uses and purposes therein set forth.

Given under my hand official seal this 18th day of December, 2009.

TERRI J. SOLOMON
 Notary Public



This instrument was prepared by Lisa M. Fiveash authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 650, Hoffman Estates, IL 60169-2082

UNOFFICIAL COPY

15822-09-04339

Property Address: 15315 TREETOP DRIVE
ORLAND PARK, IL 60462
Parcel I.D : 22-20-409-009-1012

UNIT 2-42 IN SINGER LANDING CONDOMINIUM AS DELINEATED ON A SURVEY OF VARIOUS LOTS IN SINGER LANDING, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 2005 AS DOCUMENT NUMBER 0504627061, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM, RECORDED FEBRUARY 23, 2007 AS DOCUMENT NUMBER 0705414134, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office