

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Victoria C. Bresnahan
MELTZER, PURTILL & STELLE LLC
300 S. Wacker Drive
Suite 3500
Chicago, Illinois 60606-6704



Doc#: 1036122079 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2010 01:48 PM Pg: 1 of 4

ABOVE :

12/22/10

COMMON AREA DEED

This indenture, made this 22 day of December, 2010, between Pulte Home Corporation, an Illinois limited liability company ("Grantor"), and The Arlington Crossings Townhome Owners Association, LLC, an Illinois limited liability company, c/o Pulte Group, 1901 N Roselle Road, Suite 1000, Schaumburg, Illinois 60193 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does CONVEY AND QUIT CLAIM unto Grantee, and to its successors and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and legally described as follows, to wit:

See Exhibit A attached hereto

The Common Area is hereby conveyed subject to: General real estate taxes for the current year not yet due and for subsequent years; easements, covenants, restrictions, agreements, conditions and building lines of record; the Declaration for Arlington Crossings Townhomes and Provisions Relating to Easements Affecting Portions of the Development Area Other than the Premises recorded in Cook County, Illinois on December 17, 2010 as document no. 1035144041, as supplemented and amended from time to time, including all Exhibits thereto ("Declaration"); applicable zoning and building laws and ordinances; and acts done or suffered by Grantee, or anyone claiming under Grantee.

The Common Area is being conveyed to Grantee pursuant to the provisions of the Declaration as Common Area thereunder.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

UNOFFICIAL COPY

Exhibit A

Legal Description

Lots 55, 59, 63, 64, D and F in Arlington Crossings Subdivision, being a resubdivision of Arlington Market, being a subdivision in the Southwest Quarter of the Southeast Quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois on February 28, 2007, as Document No. 0705915065 and corrected by Document No. 0721144016 recorded in Cook County Illinois on July 30, 2007, pursuant to the plat thereof recorded in Cook County, Illinois on June 7, 2010, as Document No. 1018229011 ("Common Area")

PIN: 03-29-411-072 AND 073

Address: Various open space lots and private motor courts located along Wing Street in Arlington Heights, IL

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

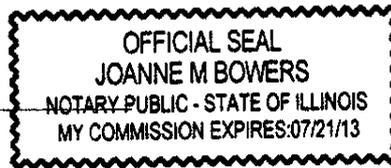
Dated: 12/22, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Bernard Palumbo
Affiant

this 22nd day of December, 2010.

Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

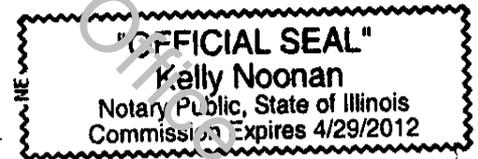
Dated: December 22, 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Victoria C Brancian
Affiant

this 22 day of December, 2010.

Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)