

# UNOFFICIAL COPY



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After Recording Return To:  
*PATRICIA KELLY*  
Shelley L. Andrus  
*1642 COLONIAL PKWY*  
62 North Dryden Ave  
Arlington Heights, IL 60004  
*INVERNESS, IL 60067*  
**SPECIAL WARRANTY DEED**

Doc#: 1104549048 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2011 11:54 AM Pg: 1 of 3

(Space Above This Line for Recording Data)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the **12th** day of **January, 2011**, between PULTE HOME CORPORATION, A MICHIGAN CORPORATION, whose principal place of business is 1901 N. Roselle Road, Suite 1000, Schaumburg, Illinois 60195, as GRANTOR, and **Shelley L. Andrus, an Unmarried Woman, as sole owner** residing at ~~LN05~~ <sup>1505</sup> ~~Joplin Avenue, Phoenixville, PA 19460, as GRANTEE.~~

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, by this Special Warranty Deed does GRANT, BARGAIN, SELL, CONVEY, and CONFIRM to the Grantee, the following described real estate situated in the County of **Cook**, in the state of Illinois ("real estate"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index No.: 03-29-411-073

Address of Property: <sup>P/C</sup> 62 North Dryden Ave, Arlington Heights, IL 60004

Together with any and all hereditaments and appurtenances belonging or pertaining to the real estate, and all the estate, right, title and interest of the Grantor in and to the real estate;

TO HAVE AND TO HOLD the real estate unto the Grantee and grantee's heirs, personal representatives and assigns forever.

And the Grantor does covenant, promise and agree, to and with the Grantee, and Grantee's heirs, personal representatives and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or changed, except as recited in this Special Warranty Deed; and that the Grantor WILL WARRANT AND DEFEND the real estate against all persons lawfully claiming, or claim the same, by, through or under the Grantor, subject to the following permitted exceptions: all rights, easements, covenants, conditions restrictions and reservations contained in the declaration of condominium described herein and to the real estate taxes not yet due, special service area taxes, assessments, patents, reservations, covenants, conditions, restrictions, water rights, rights-of-way, other easements, matters shown on the recorded community plat, and other matters of record not adversely affecting marketability of the real estate.

Prepared by:

Roxanne Huege  
Pulte Home Corporation  
1901 N. Roselle Road, Ste 1000  
Schaumburg, IL 60195

Send Subsequent Tax Bills to:

Shelley L. Andrus  
62 North Dryden ~~Ave~~ <sup>Place</sup>  
Arlington Heights, IL 60004

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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

PULTE HOME CORPORATION  
A Michigan corporation

By: *Bry Biel*  
Name: Bryan Biel  
Its: Vice President of Finance

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

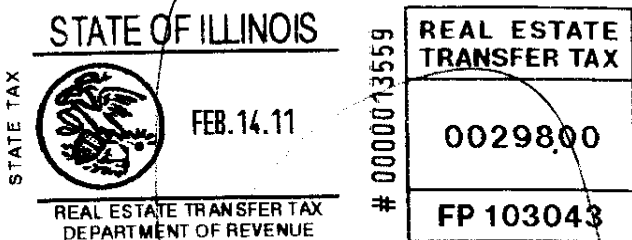
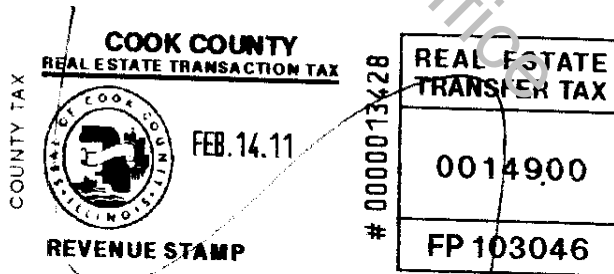
I, the undersigned, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Bryan Biel** personally known to me to be the **Vice President of Finance** of Pulte Home Corporation, a Michigan corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Officer, he/she signed and delivered the said instrument, 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 seal, this 12<sup>th</sup> day of JANUARY 2011

*Jacqueline Goodman*  
Notary Public



My Commission expires:  
07-20-14



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## EXHIBIT "A"

### Legal Description of Real Estate

Parcel 1

LOT 1-5, IN ARLINGTON CROSSING, 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, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007 AS DOCUMENT 0705915065 AND CORRECTED BY DOCUMENT 0721144016, AS RECORDED JULY 30, 2007, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT 1018229011, IN COOK COUNTY, ILLINOIS.

Parcel 2.:

A non-exclusive easement for the benefit of Parcel 1 for access, ingress, egress and utilities over, across and through the Community Area as defined in that certain Community Declaration for Arlington Crossings and Arlington Market recorded December 17, 2010 as document number 1035144040.

Parcel 3.

A non-exclusive easement for the benefit of Parcel 1 for access, ingress, egress and utilities over, across and through the Common Area as defined in that certain Declaration for Arlington Crossings Townhomes and Provisions relating to Easements Affecting Portions of the Development Area other than the Premises recorded December 17, 2010 as document number 1035144041.

Property of Cook County Clerk's Office