# UNOFFICIAL COPY

8139651124E

SPECIAL WARRANTY DEED

THIS INDENTURE, made March 31, 2011, between PB AND J IV, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor") whose address is c/o Parkway Bank and Trust Company, 4800 N Harlem Ave, Harwood Heights, IL 60706, and, PULTE **HOME** CORPORATION Michigan corporation ("Grantee"), whose address is 1901 North Roselle Road, Suite 1000, Schaumburg, Illinois 60195.

Doc#: 1110341021 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 04/13/2011 09:44 AM Pg: 1 of 3

This space reserved for Recorder's use only.

WITNESSETH, that Grant or, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMARE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all interest in the real estate, sincled in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof, whose common addresses are also shown on Exhibit A attached hereto.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and deman 1 whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, premise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither cone nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit A attached hereto.

[Signature page follows]

Box 400-CTCC

1110341021D Page: 2 of 3

## **UNOFFICIAL COPY**

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

Prepared By: James A. Schraidt Scott & Kraus, LLC 150 S. Wacker Drive, Suite 2900 Chicago, IL 60606

PB AND J IV, LLC, an Illinois limited liability company

By: MARK A.

MARK A. SHEKERJIAN

STATE OF ILLEVOIS ) SS. COUNTY OF COOK )

I, the undersigned, a lotary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Subscribed, personally known to me to be the Executive VP. of PB AND J IV, LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorize i, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

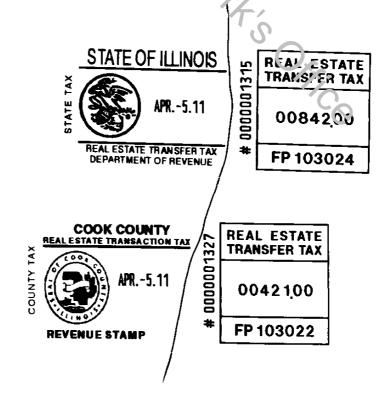
GIVEN under my hand and notarial seal this 24 day of March, 2011.

"OFFICIAL SEAL"
ANNA M. CORNWALL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 09/08/2014

Notary Public Cornucy

#### SEND RECORDED DEED AND SUBSQUENT TAX BILLS TO:

Pulte Home Corporation 1901 North Roselle Road, Suite 1000 Schaumburg, Illinois 60195



1110341021D Page: 3 of 3

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#### **EXHIBIT A**

LOTS 6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 7-1, 7-2, 7-3, 7-4, 7-5, 7-6, 56 AND 62 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.

PERMANENT INDEX NUMBER: 03-29-411-072-0000

#### **SUBJECT TO:**

(1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; (3) BUILDING LINES AND FASEMENTS (4) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OF UNDER GRANTEE; AND (5) EXCEPTIONS AND P.Q.R. IN CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 8839651.