



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

**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**, a Michigan corporation ("**Grantee**"), whose address is 1901 North Roselle Road, Suite 1000, Schaumburg, Illinois 60195.

**WITNESSETH**, that Grantor, 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 **REUSE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated 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 demand 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, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done 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

S Y  
P 3  
S N  
SC Y  
INT C

8839651021 (5)

# 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: [Signature]  
Name: MARK A. SHEKERJIAN  
Its: AUTHORIZED AGENT OF SOLE MEMBER

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 MARK SHEKERJIAN, 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 authorized, 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 29 day of March, 2011.



[Signature]  
Notary Public

SEND RECORDED DEED AND  
SUBSEQUENT TAX BILLS TO:

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

STATE OF ILLINOIS

STATE TAX

APR. -5.11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001315

REAL ESTATE TRANSFER TAX
0084200
FP 103024

  

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

APR. -5.11

REVENUE STAMP

# 0000001327

REAL ESTATE TRANSFER TAX
0042100
FP 103022

# UNOFFICIAL COPY

## 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 EASEMENTS (4) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE; AND (5) EXCEPTIONS AD, P, Q, R, IN CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 8839651.

S, T, AS, AR, AS, AT & AV