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This Instrument Prepared by:

Bruce T. Logan
Ash, Anos, Freedman & Logan LLC
77 West Washington Street, Suite 1211
Chicago, Illinois 60602



Doc#: 1111233008 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/22/2011 08:51 AM Pg: 1 of 6

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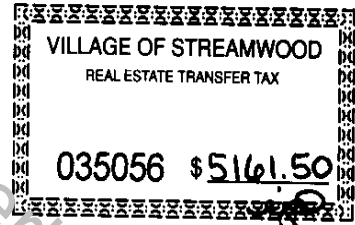
SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT THE GRANTOR, RIDGE-PHOENIX, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, M/I HOMES OF CHICAGO, LLC, a Delaware Limited Liability Company with its office at 1751 West Diehl Road, Suite 160, Naperville, Illinois 60563, the following described real estate, situated in the County of Cook, and State of Illinois known and described to wit:

SEE EXHIBIT "A" -LEGAL DESCRIPTION ATTACHED HERETO

Subject to: SEE EXHIBIT "B" -PERMITTED EXCEPTIONS

Permanent Real Estate Tax Numbers: (See Exhibit "A" attached)



Address of Real Estate: Remington Ridge Subdivision, Streamwood, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

(SIGNATURE ON FOLLOWING PAGE)

Box 400-CTCC

S Y
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INT 10

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Dated this 6th day of April, 2011

RIDGE-PHOENIX, LLC,
an Illinois limited liability company

By: Nicholas W. Schey, Manager
Nicholas W. Schey, Manager

STATE TAX	STATE OF ILLINOIS	# 0000001343	REAL ESTATE TRANSFER TAX
	APR. 12. 11		0172050
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

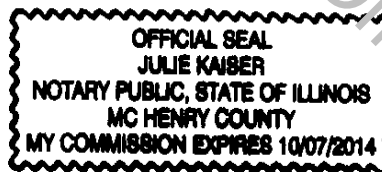
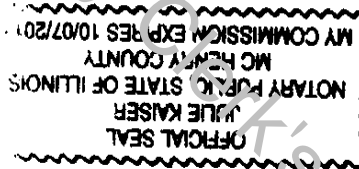
State of Illinois

County of Cook

Julie Kaiser, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Nicholas W. Schey, personally known to me to be the Manager of Ridge-Phoenix, LLC, an Illinois limited liability company, 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 authorized Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal,
this 6th day of April, 2011

Julie Kaiser
Notary Public

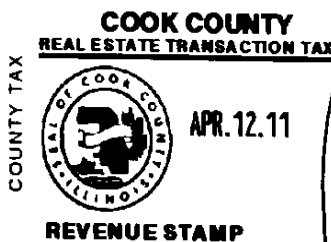


After recording return Deed to:

Jessica G. Lingertat
Gould & Ratner LLP
222 N. LaSalle Street, Suite 800
Chicago, Illinois 60601

Mail future tax bills to:

M/I Homes of Chicago, LLC
1751 West Diehl Road, Suite 160
Naperville, Illinois 60563



# 0000001355	REAL ESTATE TRANSFER TAX
	0086025
	FP 103022

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****OWNER'S POLICY (2006)
SCHEDULE A (CONTINUED)**

POLICY NUMBER: 1401-000830200-D1

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:**PARCEL 1:**

LOTS 1, 3, 6, 7, 10, 11, 14, 16, 17, 20, AND 21 IN REMINGTON RIDGE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2006 AS DOCUMENT 0613831122, IN COOK COUNTY, ILLINOIS.

PARCEL 2: *

THAT PART OF LOT 22 IN REMINGTON RIDGE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2006 AS DOCUMENT 0613831122, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 34 MINUTES 12 SECONDS EAST, 103.08 FEET ALONG THE EAST LINE OF SAID LOT 22 TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 25 MINUTES 48 SECONDS WEST, 65.95 FEET ALONG THE SOUTH LINE OF SAID LOT 22 TO THE INTERSECTION WITH THE EXTENSION OF THE COMMON WALL CENTERLINE; THENCE NORTH 07 DEGREES 48 MINUTES 36 SECONDS EAST, 107.18 FEET ALONG THE COMMON WALL CENTERLINE AND EXTENSIONS THEREOF TO THE NORTH LINE OF SAID LOT 22; THENCE EASTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 50.45 FEET AND CHORD BEARING SOUTH 87 DEGREES 12 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE OF LOT 22 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 & 2 OVER AND UPON THE COMMON AREA AS CREATED AND DEFINED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR REMINGTON RIDGE TOWNHOME ASSOCIATION RECORDED OCTOBER 10, 2007 AS DOCUMENT 0728333099, AND AS CREATED ON THE PLAT OF SUBDIVISION OF REMINGTON RIDGE RECORDED MAY 18, 2006 AS DOCUMENT 0613831122.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF LOT 17 OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON PORTIONS OF LOTS 16 & 18 IN REMINGTON RIDGE AFORESAID AS CREATED BY PLAT OF SAID REMINGTON RIDGE RECORDED MAY 18, 2006 AS DOCUMENT 0613831122.

*Improved Lot. Common address 7 Tall Grass Court
PIN associated 06 15 106 005 0000

Real Estate Tax Numbers:

06-15-105-001; 06-15-105-003;
06-15-105-006; 06-15-106-007;
06-15-105-010; 06-15-106-003;
06-15-106-004; 06-15-106-005;
06-15-203-001; 06-15-203-004;
06-15-203-006; 06-15-203-007;

EXHIBIT NO. A

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EXHIBIT "B" PERMITTED EXCEPTIONS

- H 7. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 0634815170, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
- J 8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
- K 9. TERMS AND PROVISIONS OF VILLAGE OF STREAMWOOD ORDINANCE NO. 2005-32 AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR PROPERTY KNOWN AS REMINGTON RIDGE AND THE ANNEXATION AGREEMENT ATTACHED THERETO RECORDED SEPTEMBER 22, 2005 AS DOCUMENT 0526519089.
- L 10. TERMS AND PROVISIONS OF VILLAGE OF STREAMWOOD ORDINANCE NO. 2005-35 AUTHORIZING THE EXECUTION OF A PLANNED UNIT DEVELOPMENT AGREEMENT FOR REMINGTON RIDGE AND THE AGREEMENT ATTACHED THERETO RECORDED SEPTEMBER 22, 2005 AS DOCUMENT 0526519090.
- N 11. BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF REMINGTON RIDGE, A PLANNED UNIT DEVELOPMENT, AFORESAID, AS FOLLOWS:
- 20 FEET ALONG THE NORTHWESTERLY LINE AND 25 FEET ALONG THE SOUTHERLY CURVED LINE OF LOT 1
 - 25 FEET ALONG THE MOST SOUTHERLY SOUTHEASTERLY CURVED LINE OF LOT 3
 - 20 FEET ALONG THE NORTHEASTERLY LINE OF LOT 6
 - 20 FEET ALONG THE NORTHEASTERLY CURVED LINES OF LOT 7
 - 20 FEET ALONG THE SOUTHWESTERLY CURVED LINE OF LOT 10
 - 20 FEET ALONG THE WESTERLY CURVED LINE OF LOT 11
 - 20 FEET ALONG THE WESTERLY CURVED LINE OF LOT 14
 - 20 FEET ALONG THE NORTHWESTERLY CURVED LINE OF LOT 16
 - 30 FEET ALONG THE SOUTH LINE OF LOT 17
 - 30 FEET ALONG THE SOUTH LINE AND 20 FEET ALONG THE NORTH LINE OF LOTS 20 & 21
 - 50 FEET ALONG THE NORTHWESTERLY LINE, 30 FEET ALONG THE SOUTH LINE AND 20 FEET ALONG THE NORTHEASTERLY CURVED LINE OF LOT 22
- O 12. ACCESS EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF REMINGTON RIDGE, A PLANNED UNIT DEVELOPMENT, AFORESAID, AND THE TERMS AND PROVISIONS THEREOF, AS FOLLOWS:
- 38.11 FEET WIDE THROUGH THE NORTHEAST CORNER, NARROWING TO 15 FEET WIDE AT THE SOUTHEAST CORNER OF LOT 11 (SEE PLAT FOR EXACT INFORMATION)
 - 11 FEET ALONG THE SOUTHERLY, SOUTHWESTERLY LINE OF LOT 16
- P 13. OPEN SPACE TRAIL EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF REMINGTON RIDGE, A PLANNED UNIT DEVELOPMENT, AFORESAID, AND THE TERMS AND PROVISIONS THEREOF, AS FOLLOWS:
- 15 FEET THROUGH THE NORTHWESTERLY CORNER, WIDENING TO 25 FEET AT THE NORTHEASTRRLY CORNER OF LOT 16
- (SEE PLAT FOR EXACT INFORMATION)
- Q 14. CONSERVATION EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF REMINGTON RIDGE, A PLANNED UNIT DEVELOPMENT, AFORESAID, AND THE TERMS AND PROVISIONS THEREOF.
- (AFFECTS ALL EXCEPT FOR LOT 11)
 - (SEE PLAT FOR EXACT LOCATIONS)
- R 15. NOTE SET FORTH ON THE PLAT OF REMINGTON RIDGE, A PLANNED UNIT DEVELOPMENT, AFORESAID, AS FOLLOWS:
- DIRECT VEHICULAR ACCESS FROM LOTS 1 AND 22 TO ILLINOIS ROUTE 59 (SUTTON RD) SHALL BE PERMANENTLY PROHIBITED. ACCESS TO ILLINOIS ROUTE 59 (SUTTON RD) SHALL BE ONLY AT THE ACCESS POINT SHOWN (TALLGRASS COURT).

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- 5 16. SET FORTH ON THE PLAT OF REMINGTON RIDGE, A PLANNED UNIT DEVELOPMENT, AFORESAID, AS FOLLOWS:

UNITS RESTRICTED FROM HAVING THREE-SEASON ROOMS:

LOT NUMBER 6, UNITS 6-1, 6-2 AND 6-3

LOT NUMBER 7, UNITS 7-2 AND 7-3

LOT NUMBER 10, UNITS 10-1 AND 10-2

LOT NUMBER 11, UNIT 11-3

LOT NUMBER 20, UNITS 20-1 AND 20-2

LOT NUMBER 21, UNITS 21-1 AND 21-2

- 7 17. A NON-EXCLUSIVE BLANKET EASEMENT FOR INGRESS AND EGRESS WAS RESERVED AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF LOTS 1 THROUGH 22; AND ALSO GRANTED TO THE VILLAGE OF STREAMWOOD AND ALL EMERGENCY VEHICLES, OVER THE LOTS WITHIN THE SUBDIVISION.

(AFFECTS LOTS 1 THROUGH 22 EXCEPTING ANY PART THEREOF FALLING WITHIN THE N.E.A. (NON EASEMENT AREA) AND THE CONSERVATION EASEMENT)

- U 18. EASEMENT IN FAVOR OF VILLAGE OF STREAMWOOD, NICOR, THE COMMONWEALTH EDISON COMPANY, SBC (AMERITECH), AND CABLE TELEVISION FRANCISES OF VILLAGE OF STREAMWOOD, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0613831122.

(AFFECTS ALL LOTS EXCEPT THEREFROM ANY PART FALLING WITHIN "NEA" (NON-EASEMENT AREA) AREAS OR FALLING WITHIN OTHER SPECIFIC EASEMENT CORRIDORS AS DELINEATED WITH DASHED LINES)

- V 19. A BLANKET UTILITY EASEMENT AND A STORMWATER MANAGEMENT EASEMENT IS CONTAINED WITHIN PORTIONS OF THE CONSERVATION EASEMENT SET FORTH ON THE PLAT OF SUBDIVISION HOWEVER, ALL PUBLIC UTILITY COMPANIES AND THE HOME OWNERS ASSOCIATION ARE EXPRESSLY PROHIBITED IN THE CONSERVATION EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF THE VILLAGE OF STREAMWOOD.

- N 20. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS AND RESTRICTIONS FOR REMINGTON RIDGE TOWNHOME ASSOCIATION RECORDED OCTOBER 10, 2007 AS DOCUMENT 0728333099.

ASSIGNMENT OF DEVELOPERS RIGHTS TO RIDGE-PHOENIX LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED JANUARY 8, 2010 AS DOCUMENT 1000833010.

ASSIGNMENT OF DEVELOPERS RIGHTS TO M/I HOMES OF CHICAGO LLC UNDER REMINGTON RIDGE TOWNHOME DECLARATION RECORDED JUNE 14, 2010 AS DOCUMENT 1016533203.

(AFFECTS THE LAND AND OTHER PROPERTY)