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This instrument prepared by:

Gary L. Plotnick, Esq.  
Thompson Coburn LLP  
55 E. Monroe St., 37<sup>th</sup> Floor  
Chicago, Illinois 60603

Doc#: 1113745046 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/17/2011 03:04 PM Pg: 1 of 6

After recording return to:

Donald J. Storino, Esq.  
Storino, Ramello & Durkin  
9501 W. Devon Ave., 8<sup>th</sup> Floor  
Rosemont, Illinois 60016

*This space reserved for Recorder's use only.*

Mail subsequent tax bills to:

Village of South Barrington  
30 S. Barrington Road  
South Barrington, Illinois 60010

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made this 15<sup>th</sup> day of November, 2010 by **TOLL IL WSB, L.P.**, an Illinois limited partnership, having an address of 250 Gibraltar Road, 3<sup>rd</sup> Floor West, Horsham, PA 19044 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to the **VILLAGE OF SOUTH BARRINGTON**, an Illinois municipal corporation, having an address of 30 S. Barrington Road, South Barrington, IL 60010 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

**Address:** Outlot F-6 in the Woods of South Barrington, South Barrington, Illinois 60010

**Permanent Real Estate Index Number:** 01-28-404-006-0000

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

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

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SECTION 4 PARAGRAPH B.

11/15/10

DATE



SIGNATURE

[SIGNATURE(S) TO APPEAR ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

**TOLL IL WSB, L.P.,  
an Illinois limited partnership**

By: Toll IL GP Corp.,  
an Illinois corporation

By: *James Hepler*  
Name: JAMES HEPLER  
Title: Sr. Land Development Manager

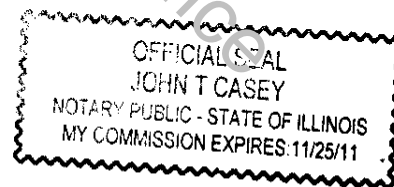
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Hepler as Sr. Land Development Manager of Toll IL GP Corp., an Illinois corporation, the General Partner of Toll IL WSB, L.P., an Illinois limited partnership, is 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15<sup>th</sup> day of November, 2010.

*John T. Casey*  
Notary Public

My commission expires on 11/25/11



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## EXHIBIT "A"

### Legal Description

OUTLOT F-6 IN THE WOODS OF SOUTH BARRINGTON PHASE I, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 28, 2007 AS DOCUMENT NUMBER 0708715094, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT "B"

### Permitted Exceptions

- 1) Covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Easements and Restrictions for the Woods of South Barrington Master Association recorded as document 0708715095 and any amendments thereto, relating to, among other things: general restrictions, membership and board of directors, homeowners association, easements and property rights, architectural control, assessments, exterior maintenance, rights of first mortgagees, rights of the Village of South Barrington, annexing of additional property, general provisions, by-laws, covenants and restrictions as to use and occupancy, amendments, landscaping, parking of recreational vehicles, etc., age restrictions, lease of lots, detention/water facility area, stormwater improvements, wetland areas, area E reimbursements to Village, pedestrian improvements and street lighting, insurance requirements, wetlands-reed restriction/covenant, zoning, pets, no subdivision of or partition of lot except by declaration and/or developer, common areas.
- 2) Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes.
- 3) Rights of the interested parties to the free and obstructed flow of the waters of the stream which may flow on or through the land.

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## 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: November 15<sup>th</sup>, 2010

**TOLL IL WSB, L.P.,  
an Illinois limited partnership**

By: Toll IL GP Corp.,  
an Illinois corporation

By: [Signature]  
Name: JAMES HEPLER  
Title: SR. LAND DEVELOPMENT MANAGER

Subscribed and sworn to before me by said  
agent this 15<sup>th</sup> day of November, 2010.

[Signature]  
Notary Public

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 acquire 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: November 15<sup>th</sup>, 2010

**VILLAGE OF SOUTH BARRINGTON,  
an Illinois municipal corporation**

By: [Signature]  
Name: NICHOLAS S. HERRICKS  
Title: Attorney

Subscribed and sworn to before me by said  
agent this 15<sup>th</sup> day of November, 2010.

Jacqueline Ann Steffen  
Notary Public

