

FIRST AMERICAN TITLE
ORDER # 2108171



Doc#: 1113804060 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2011 10:52 AM Pg: 1 of 6

This instrument prepared by:

Christine S. Bolger, Esq.
Thompson Coburn LLP
55 E. Monroe St., 37th Floor
Chicago, Illinois 60603

After recording return to:

Gary W. Seyring, Esq.
Law Office of Gary W. Seyring
1051 Perimeter Dr, Ste. 400
Schaumburg, IL 60173

This space reserved for Recorder's use only.

Mail subsequent tax bills to:

Henry Jung JR.
103 Michigan Ct.
Racine, WI 53402

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 9th day of May, 2011 by TOLL IL II, L.P., an Illinois limited partnership, having an address of 250 Gibraltar Road, 3rd 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 HENRY M. JUNG, AS TRUSTEE OF THE HENRY M. JUNG, JR. TRUST, as to an undivided one-third (1/3) percentage interest, GALE C. KUFFEL, AS TRUSTEE OF THE GALE C. KUFFEL 2000 TRUST, as to an undivided one-third (1/3) percentage interest, and CHRISTINE A. JUNG, AS TRUSTEE OF THE CHRISTINE A. JUNG TRUST, as to an undivided one-third (1/3) percentage interest (hereinafter collectively referred to as "Grantee"), having an address of 103 Michigan Ct. Racine WI, 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: Unit 111 in the Estates at Inverness Ridge, Inverness, Illinois 60010

Permanent Real Estate Index Number: Part of 01-24-100-047-0000

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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UNOFFICIAL COPY

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.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership and of Easements, Restrictions and By-Laws for the Estates at Inverness Ridge Condominium, recorded October 2, 2002 as Document No. 0021080525, as amended from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the right and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT 35 ILCS 200/31-45(E) AND COOK COUNTY ORDINANCE 95104 PARAGRAPH E.

05/09/2011
DATE

[Signature]
SIGNATURE

[SIGNATURE(S) TO APPEAR ON FOLLOWING PAGE]

STATE TAX

STATE OF ILLINOIS



MAY. 16. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000042384

REAL ESTATE
TRANSFER TAX

0000000

FP 103027

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY. 16. 11

REVENUE STAMP

0000012395

REAL ESTATE
TRANSFER TAX

0000000

FP 103028

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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 II, L.P.,
an Illinois limited partnership**

By: Toll IL GP Corp.,
an Illinois corporation
Its: General Partner

By: Keith Anderson
Name: KEITH ANDERSON
Title: GROUP PRESIDENT

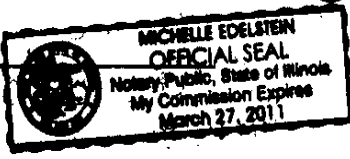
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KEITH ANDERSON as GROUP PRESIDENT of Toll IL GP Corp., an Illinois corporation, the General Partner of Toll IL II, 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 9th day of May, 2011

Michelle Edelstein
Notary Public

My commission expires on _____



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EXHIBIT "A"

Legal Description

UNIT 111 IN THE ESTATES AT INVERNESS RIDGE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1, IN THE ESTATES AT INVERNESS RIDGE - UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2001 AS DOCUMENT NO. 00101292526, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 2, 2002 AS DOCUMENT NO. 0021080525, AS AMENDED FROM TIME TO TIME, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

County of Cook County Clerk's Office

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EXHIBIT "B"

Permitted Exceptions

1. General Real Estate taxes not yet due and payable.
2. Terms and provisions of the Condominium Property Act of Illinois.
3. Easements, air rights and covenants, conditions and restrictions of record including but not limited to the Declaration.
4. Terms and provisions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates at Inverness Ridge Condominiums, including any and all amendments and exhibits thereto.
5. Applicable zoning and building laws and ordinances.
6. Acts done or suffered by Grantee or anyone claiming through Grantee.
7. Leases, licenses and encroachments, and agreements affecting the Common Elements or the Limited Common Elements, as defined in the Declaration.
8. Utility easements, if any, whether recorded or unrecorded.

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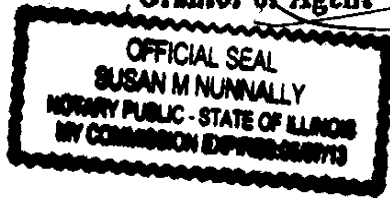
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 MAY 9th, 2011

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 9th day of May, 2011.
Notary Public Susan M. Nunnally

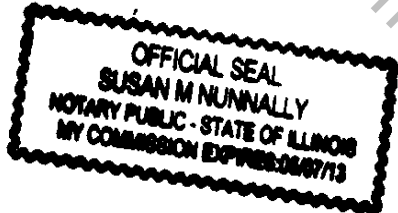


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date MAY 9th, 2011

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 9th day of May, 2011.
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)