



Doc#: 1114455064 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2011 02:40 PM Pg: 1 of 3

IL-003446

After Recording Return To:

~~Kyle T. Poppie and Molly M. Poppie~~  
711 East Hamlin Lane  
Arlington Heights, IL 60004

James Flust  
209 W. Madison St.  
Waukegan, IL 60085

(Space Above This Line for Recording Data)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the **20th day of May, 2011**, between Pulte Home Corporation, a Michigan corporation, whose principal place of business is 1901 N. Roselle Road, Suite 1000, Schaumburg, IL 60195, as GRANTOR, and Kyle T. Poppie and Molly M. Poppie, husband and wife, as joint tenants with right of survivorship residing at 749 Widgeon Dr. Apt 2B, Wheeling, IL 60090, as GRANTEE. *not but as Tenants by Entirety*

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, by this Special Warranty Deed does GRANT, BARGAIN, SELL, CONVEY, and CONFIRM to the Grantee, the following described real estate situated in the County of Cook, in the state of Illinois ("real estate"):

Parcel 1: Lot 9-4, in Arlington Crossings, being a resubdivision of Arlington Market being a subdivision in the Southwest Quarter of the Southeast Quarter of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 28, 2007, as Document No. 0705915065 and corrected by Document No. 0721144016, as recorded July 30, 2007, according to the plat thereof recorded July 1, 2010 as Document No. 1018229011, in Cook County, Illinois.

Parcel 2: A non-exclusive easement for the benefit of Parcel 1 for access, ingress, egress and utilities over, across and through the Community Area as defined in that certain Community Declaration for Arlington Crossings and Arlington Market recorded December 17, 2010 as Document No. 1035144040.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1 for for access, ingress, egress and utilities over, across and through the Common Area as defined in that certain Declaration for Arlington Crossings Townhomes and Provisions relating to Easements Affecting Portions of Development Area other than the Premises recorded December 17, 2010 as Document No. 1035144041.

Permanent Real Estate Index No.: 03-29-411-072-0000

Address of Property: 711 East Hamlin Lane, Arlington Heights, IL 60004

Together with any and all hereditaments and appurtenances belonging or pertaining to the real estate, and all the estate, right, title and interest of the Grantor in and to the real estate;

TO HAVE AND TO HOLD the real estate unto the Grantee and grantee's heirs, personal representatives and assigns forever.

# UNOFFICIAL COPY

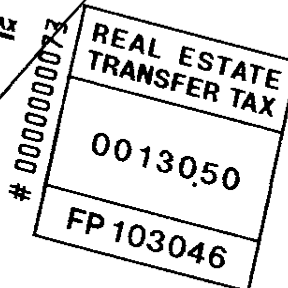
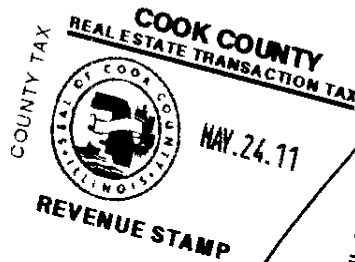
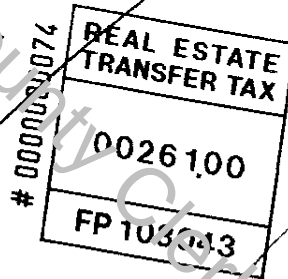
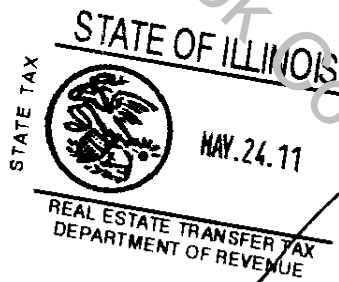
And the Grantor does covenant, promise and agree, to and with the Grantee, and Grantee's heirs, personal representatives and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or changed, except as recited in this Special Warranty Deed; and that the Grantor WILL WARRANT AND DEFEND the real estate against all persons lawfully claiming, or claim the same, by, through or under the Grantor, subject to the following permitted exceptions: taxes not yet due, assessments, patent reservations, covenants, conditions, restrictions, water rights, rights-of-way, easements, matters shown on the recorded community plat, and other matters of record not adversely affecting marketability of the real estate.

**Prepared by:**

Pulte Home Corporation, a Michigan corporation  
Roxanne Huege  
1901 N. Roselle Road, Suite 1000  
Schaumburg, IL 60195

**Send Subsequent Tax Bill To:**

Kyle T. Poppie and Molly M. Poppie  
711 East Hamlin Lane  
Arlington Heights, IL 60004

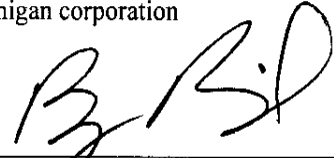


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# UNOFFICIAL COPY

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

PULTE HOME CORPORATION  
A Michigan corporation

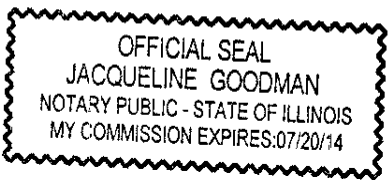
By:   
Name: Bryan Beil  
Its: Vice President of Finance

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Bryan Beil** personally known to me to be the **Vice President of Finance** of Pulte Home Corporation, a Michigan corporation, 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 Officer, he/she signed and delivered the said instrument, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 20<sup>th</sup> day of MAY 2011

  
Notary Public



My Commission expires:  
07-20-14

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