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# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made June 28, 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, ar. **PULTE HOME** CORPORATION. Michigan corporation ("Grantee"), whose address is 1901 North Roselle Fload, Suite 1000, Schaumburg, Illinois 60193

Doc#: 1120211082 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/21/2011 11:58 AM Pg: 1 of 3

This space reserved for Recorder's use only.

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 PEMISE, 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 node a part hereof, whose common addresses are also shown on Exhibit A attached hereto.

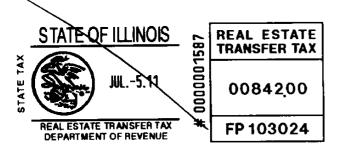
Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law 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 neithed done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any marmer encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND, raid 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



REAL ESTATE TRANSFER TAX

NOTICE TO THE PROPERTY OF THE PROPER

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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

Name:

MARK A. SHEKERJIAN

STATE OF ILLEVOIS )
SS.
COUNTY OF COUK )

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that MARIC A. SHERFIAN personally known to me to be the Exec Wee Preson of PB AND J IV, LLC, an Illino's 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 32 cay of lune, 2011.

Notary Public

SEND RECORDED DEED AND SUBSQUENT TAX BILLS TO:

Pulte Home Corporation 1901 North Roselle Road, Suite 1000 Schaumburg, Illinois 60195 "OFFICIAL SEAL"
ROSALIE ANN LEVING
NOTARY PUBLIC, STATE OF IL LINO S
My Commission Expires 08/11/2013

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#### **EXHIBIT A**

#### PARCEL 1:

LOTS 4-1, 4-2, 4-3, 4-4, 4-5, 4-6, 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 57 AND 61 IN THE FINAL PLAT OF SUBDIVISION OF ARLINGTON CROSSINGS RESUBDIVISION NO. 1, PURSUANT TO THE PLAT THEREOF RECORDED ON JUNE 38, 2011 AS DOCUMENT NUMBER 117918008, BEING A RESUBDIVISION OF ARLINGTON MARKET, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007 AS DOCUMENT NUMBER 0705915065, AND AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 30, 2007 AS DOCUMENT NUMBER 0721144016 ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE, PERPLTUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT 1035144040 FOR PUBLIC UTILITIES; VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS; USE AND ENJOYMENT OF THE COMMUNITY AREA AND UTILITY MAINTENANCE AREAS LOCATED WITHIN THE COMMUNITY AREAS OF THE LAND DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PIN(s): 03-29-411-072-0000; 03-29-411-073-0000

38-40 N. Beverly LANE ARlington Heights, IL

#### **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) FACEPTIONS (See below) IN CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 8652529.

AD, J, L, M, O, P, Y, Z, AA, and AI and AC