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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

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, and **PULTE HOME CORPORATION**, a Michigan corporation ("**Grantee**"), whose address is 1901 North Roselle Road, Suite 1000, Schaumburg, Illinois 60193

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 **REMISE, 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 made 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 neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner, encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said 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

Handwritten notes and signatures on the right side of the page, including a large signature and some illegible markings.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUL.-5.11	0084200
	# 0000001587	FP 103024
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	JUL.-5.11	0042100
	# 0000001599	FP 103022
	REVENUE STAMP	

6076
8852529
L-Kent/Karsa

UNOFFICIAL COPY**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 28, 2011 AS DOCUMENT NUMBER 1117918008, 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, PERPETUAL 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) EXCEPTIONS (see below) IN CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 8852529.

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