

# UNOFFICIAL COPY



Doc#: 1122919106 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2011 02:18 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
300 South Wacker Drive  
Suite 3500  
Chicago, Illinois 60606

CTI8862005KP  
20124453AH

ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

This Special Warranty Deed made this 15<sup>th</sup> day of August, 2011, between MERITUS HOMES, INC., an Illinois corporation ("Grantor"), duly authorized to transact business in the State of Illinois, and DONALD W. SMITH AND JENNIFER ANDERSEN SMITH ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

as husband and wife,  
not as tenants in common  
or joint tenants but as  
tenants  
hp + ho  
entirety

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Creekside at the Estates of Inverness Ridge, recorded in Cook County, Illinois as Document No. 0423119002, and all exhibits thereto, as amended from time to time ("Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

And Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that they have 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

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recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions, encroachments and building lines of record;
- (d) The Condominium Declaration;
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof;
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee; and
- (l) Declaration of Easements, Restrictions, and Covenants for the Estates at Inverness Ridge Master Association recorded in Cook County, Illinois as Document No. 0010196798, including all exhibits thereon, as amended from time to time.

*[SIGNATURE PAGE TO FOLLOW]*

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

**GRANTOR:**

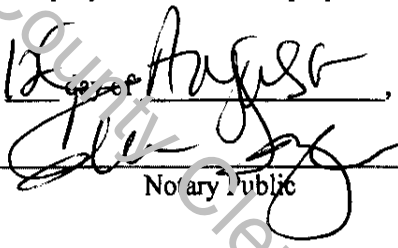
MERITUS HOMES, INC., an Illinois corporation

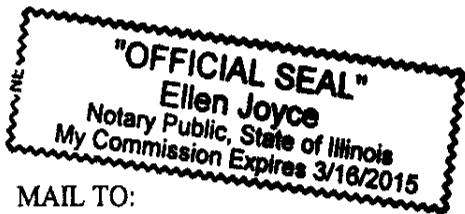
By:   
Brian M. Brunhofer, President

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Brian M. Brunhofer, the President of MERITUS HOMES, INC., (the "Company") appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12<sup>th</sup> August, 2011.

  
Notary Public



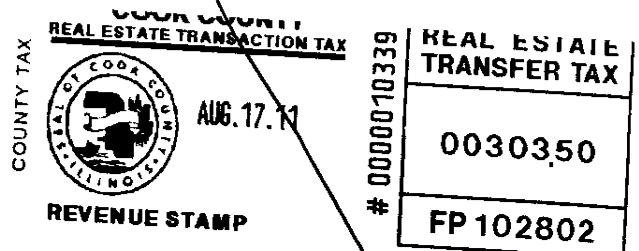
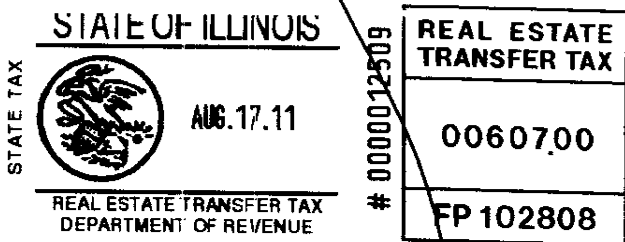
MAIL TO:

Deepa Kuchipudi, Sulzer and Shopiro  
111 W. Washington, Ste 855  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Donald W. Smith and Jennifer Andersen Smith  
(NAME)  
618 Kinnear Ct., Unit 132  
(ADDRESS)  
Inverness, Illinois 60010  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



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## EXHIBIT A

UNIT NO. 132 IN CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF, IN THE ESTATES AT INVERNESS RIDGE – UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY AS AMENDED FROM TIME TO TIME IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 18, 2004, AS DOCUMENT NO. 0423119002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 01-24-100-049-0000

Address of real estate: 618 Kinnear Ct., Inverness, Illinois 60010