## **UNOFFICIAL COPY**

IL-003445

After Recording Return To:

Nathan J. McCullough 808 East Wing Street Arlington Heights, IL 60004



Doc#: 1126249049 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 09/19/2011 03:50 PM Pg: 1 of 3

(Space Above This Line for Recording Data)

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the **31st day of August, 2011**, between Pulte Home Corporation, whose principal place of business is 1901 N. Roselle Road, Suite 1000, Schaumburg, IL 60195, as GRANTOR, and Nothern J. McCullough, an unmarried man, As Sole Owner residing at 1313 W Addison St, Chicago, IL 60613, 2s GRANTEE.

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 wheich is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, by this Special Narranty 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 6-3, in Arlington Crossings, being a resuburision of Arlington Market being a subdivision in 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 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 December No. 1035144040.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1 for for access, ingress regress 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: 808 East Wing Street, 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.



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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:

Roxanne Hunge
Pulte Home Corporation
1901 N. Roseile Road, Suite 1000
Schaumburg, iL 50195

#### Send Subsequent Tax Bill To:

Nathan J. McCullough 808 East Wing Street Arlington Heights, IL 60004



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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: By Ril   |   |
| Name: Bryan Beil   |   |
| Its: Vice President of Finance   |   |
|  |   |
| STATE OF ILL'INOIS ) ss.   |   |
| COUNTY OF COGK )   |   |
| I, the undersigned, A Notary Public  | in and for said County, in the State aforesaid, DO HEREBY n to me to be the Vice President of Finance of Pulte Home   |
| Corporation, a Michigan corporation, and persubscribed to the foregoing instrument, appeared Officer, he/she signed and delive ed the free and voluntary act and deed of said co.po. | ersonally known to me to be the same person whose name is<br>eared before me this day in person and acknowledged that as<br>e said instrument, as his/her free and voluntary act, and as the<br>ation, for the uses and purposes therein set forth. |
| Given under my hand and seal, this   | 3181 lay of AUAUST 2011   |
| common   | mourelux hoosings   |
| OFFICIAL SEAL  | Notary Public   |
|  |   |
| NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES OF ILLINOIS  | My Commission expires:  |
| MY COMMISSION EXPIRES:07/20/14   | 07-20-14  |
| ii wii kanakana ka   | 10  |
|  |   |
|  |   |