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Doc#: 1127118023 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2011 12:13 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made September 23, 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 60195.

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.

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

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

Prepared By:
 James A. Schraidt
 Scott & Kraus, LLC
 150 S. Wacker Drive, Suite 2900
 Chicago, IL 60606

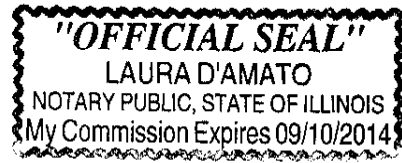
PB AND J IV, LLC, an Illinois limited liability company

By: [Signature]
 Name: _____
 Its: MARK A. SHEKERJIAN
 AUTHORIZED AGENT OF SOLE MEMBER

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that MARK SHEKERJIAN, personally known to me to be the AUTHORIZED AGENT of **PB AND J IV, LLC**, an Illinois 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 27 day of September, 2011.




[Signature]
 Notary Public


**SEND RECORDED DEED AND
 SUBSEQUENT TAX BILLS TO:**

Pulte Home Corporation
 1901 North Roselle Road, Suite 1000
 Schaumburg, Illinois 60195

STATE TAX

 SEP. 27 11 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001828	REAL ESTATE TRANSFER TAX 0098200 FP 103024
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COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX  SEP. 27.11 REVENUE STAMP	# 0000001841	REAL ESTATE TRANSFER TAX 0049100 FP 103022
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UNOFFICIAL COPY**EXHIBIT A**

PARCEL 1:

Lots 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 3-1, 3-2, 3-3, 3-4, 3-5, 3-6, 3-7, 58 AND 60 IN THE FINAL PLAT OF SUBDIVISION OF ARLINGTON CROSSINGS RESUBDIVISION NO. 1, PURSUANT TO THE PLAT THEREOF RECORDED ON JUNE 28, 2011, 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 0721744016 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: 03-29-411-073-0000

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 K, M, N, O, P, Q, R, S, AT IN CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 8866023. ¹AF,

*38-40 N. Beverly Lane
Arlington Heights*