

# UNOFFICIAL COPY

IL-002792



After Recording Return To:

Robert Tolleson-Finnegan and Melissa N. Finnegan  
807 East Hamlin Lane  
Arlington Heights, IL 60004

Doc#: 1129033081 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/17/2011 11:26 AM Pg: 1 of 2

*Noty Recorded 10-18-11*  
*AS DOC # 1129133000*  
*572724277*

(Space Above This Line for Recording Data)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 30th day of September, 2011, between Pulte Home Corporation, whose principal place of business is 1901 N. Roselle Road, Suite 1000, Schaumburg, IL 60195, as GRANTOR, and Robert Tolleson-Finnegan and Melissa N. Finnegan, husband and wife, as tenants by the entirety residing at 900 S. Clark Apt 908, Chicago, IL 60605, as 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 which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, by this Special Warranty 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 7-2 in Arlington Crossings, being a resubdivision 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 Document No. 1035144040.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1 for for access, ingress, egress 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: 807 East Hamlin Lane, 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.

**BOX 333-CT**

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INT

# UNOFFICIAL COPY

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 Hudd  
Pulte Home Corporation  
1901 N. Roselle Road, Suite 1000  
Schaumburg, IL 60195

**Send Subsequent Tax Bill To:**

Robert Tolleson-Finnegan and Melissa N. Wells  
807 East Hamlin Lane  
Arlington Heights, IL 60004

IN WITNESS WHEREOF, the Grantor has or have hereunto set their hand or hands the day and year first above written.

Pulte Home Corporation

BY:

  
Bryan Beil  
Vice President of Finance

STATE OF Illinois )  
COUNTY OF Cook )

*McHenry*

This instrument was acknowledged before me on September 30, 2011 by BRYAN BEIL

  
Notary Public

My Commission Expires: 12/18/11



STATE OF Illinois )  
COUNTY OF Cook )

*McHenry*

This instrument was acknowledged before me this September 30, 2011 by Bryan Beil, Vice President of Finance of Pulte Home Corporation a Illinois corporation, on behalf of the corporation.

  
Notary Public

My Commission Expires: 12/18/11  
(SEAL)



STATE OF ILLINOIS



OCT.-7.11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0800011179


|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 00278.00                    |
| FP 103032                   |

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

OCT.-7.11

REVENUE STAMP



# 0000011170

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 00139.00                    |
| FP 103034                   |