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IL-003687

After Recording Return To:

Christian Ivanov and Ekaterina Ivanov 815 East Hamlin Lane Arlington Heights, IL 60004



Doc#: 1130855059 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 11/04/2011 02:39 PM Pg: 1 of 3

ording Data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the **28th day of September, 2011**, between Pulte Home Corporation, a Mich.gr.n corporation, whose principal place of business is 1901 N. Roselle Road, Suite 1000, Schaumburg, iL 60195, as GRANTOR, and Christian Ivanov and Ekaterina Ivanov, husband and wife, as tenants by the entirely residing at 500 W. Huntington Commons Apt. 351, Mt. Prospect, IL 60056, as GRANTEE.

The Grantor, for and in consideration of he 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 7-6, 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 Cock County, Illinois.

Parcel 2: A non-exclusive easement for the benefit of Parcel 1 for access, incress, 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, egrees 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: 815 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.

RETURN TO: Kim Ruiz 3702 Main Street McHenry IL 60050 Y

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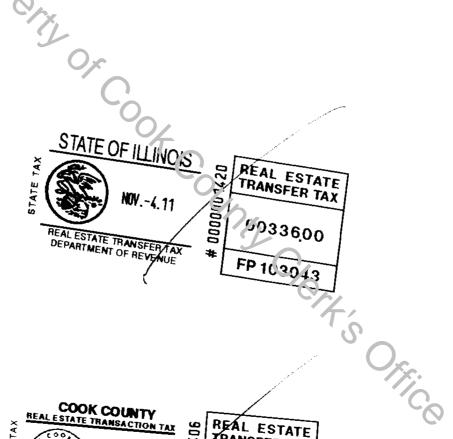
And the Grantor does covenant, promise and agree, to and with the Grantee, and Grantee's heirs, personal representatives and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or changed, except as recited 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.

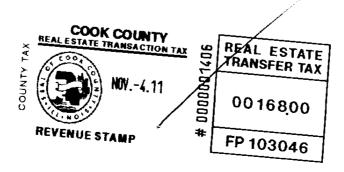
Prepared by:

Roxanne Fuege
Pulte Home Corporation, a Michigan corporation
1901 N. Rosell Road, Suite 1000
Schaumburg, IL 6/2195

Send Subsequent Tax Bill To:

Christian Ivanov and Ekaterina Ivanov 815 East Hamlin Lane Arlington Heights, IL 60004





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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: all rights, easements, covenants, conditions restrictions and reservations contained in the declaration of condominium described herein and to the real estate taxes not yet due, special service area taxes, assessments, patent reservations, covenants, conditions, restrictions, water rights, rights-of-way, other easements, matters shown on the recorded community plat, and other matters of record not adversely affecting marketability of the real estate.

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

PULTE HOME CORPORATION

A Michigan confuntion

By:	~
Name: Bryan Bell	
Its: Vice President of Finance	
STATE OF ILLINOIS)	SS.
COUNTY OF COOK)	τ_{C}
I, the undersigned, A Notary	Public in and for aid County, in the State aforesaid, DO HEREBY
CERTIFY that Bryan Beil personally	known to me to be the Vice President of Finance of Pulte Home
Corporation, a Michigan corporation, subscribed to the foregoing instrumer such Officer, he/she signed and delive	and personally know to me to be the same person whose name is at, appeared before me this day in person and acknowledged that as gred the said instrument, as his/her free and voluntary act, and as the I corporation, for the uses and rurps ses therein set forth.
Given under my hand and seal, this	28th day of September 2011
	Mammo
OFFICIAL SEAL ANN-MARIE ZIMMERMAN NOTARY PUBLIC - STATE OF ILLINOIS	Notary Public
MY COMMISSION EXPIRES:12/21/14	My Commission expires:
dimension of the same of the s	12/21/11