UNOFFICIAL COPY

IL-002791

After Recording Return To:

Richard A. Hawthorne 824 East Wing Street Arlington Heights, IL 60004



Doc#: 1131449088 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds

Date: 11/10/2011 01:25 PM Pg: 1 of 3

(Space Above This Line for Recording Data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the **27th day of October, 2011**, between Pulte Home Corporation, whose principal place of business is 1901 N. Roselle Road, Suite 1000, Schaumburg, IL 60195, as GRANTOR, and Richard A. Hawthorne, a married man, As Sole Owner residing at 764 Moore Drive, Elk Grove Village, IL 60007, 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 4-1, in Arlington Crossings, being a resubdivision of Arlington Market being a subdivision in the Southwest Quarter of the Southeast Quarter of Section 2G, 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 recorded July 30, 2007, as Document No. 0721144016, according to the plat thereof recorded July 1, 2010 as Document No. 1013229011 and according to the plat thereof recorded June 28, 2011, as Document No. 1117918008, 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, e.g.e.s. 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.: 03-29-411-073-0000

Address of Property: 824 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.

3702 Main Street McHenry IL 60050 31

1131449088 Page: 2 of 3

UNOFFICIAL COPY

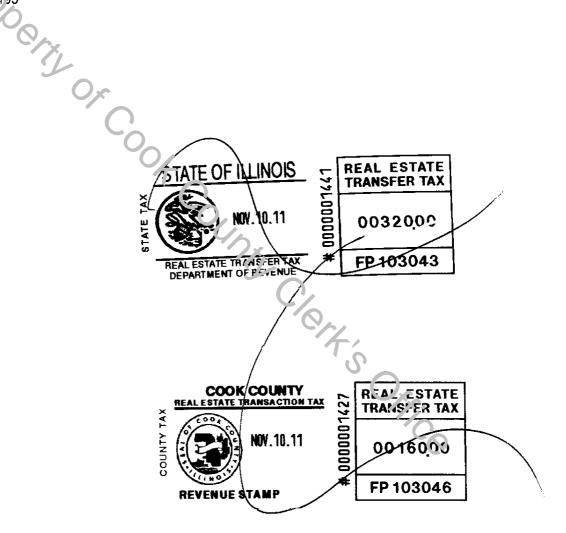
And the Grantor does covenant, promise and agree, to and with the Grantee, and Grantee's heirs, personal representatives and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or changed, except as recited 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 Huege
Pulte Home Corporation
1901 N. Roselle Road, Suite 1000
Schaumburg, IL 60195

Send Subsequent Tax Bill To:

Richard A. Hawthorne 824 East Wing Street Arlington Heights, IL 60004



1131449088 Page: 3 of 3

UNOFFICIAL COPY

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

year mist above written.	
PULTE HOME CORPORATION A Michigan corporation	
ву: 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1	
Name: Bryan Bell Its: Vice President of Finance	
STATE OF I'LL'NOIS)	•
COUNTY OF COCK) ss.	
	n and for said County, in the State aforesaid, DC
	nally known to me to be the Vice President of gan corporation, and personally known to me to be
the same person whose name is subscribed to	the foregoing instrument, appeared before me this
	uch Officer, he/she signed and delivered the said and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein	
Given under my hand and seal, this	day of OCTOBER 2011
	MULLEUME GOOMACI
	Notary Public
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	My Commission (expires:
S OFFICIAL SEAL JACQUELINE GOODMAN	Manile
§ NOTARY PUBLIC - STATE OF ILLINOIS	01-20-17
MY COMMISSION EXPIRES:07/20/14	0