



Doc#: 1307429058 Fee: \$50.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2013 03:28 PM Pg: 1 of 7

① CNT # 13-0001

WARRANTY DEED

The GRANTOR, MARIE E. BOND AND JASON BOND, wife and husband, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to SATYANAND RAJ PULAGALA AND KAVITHA ANISETTY, husband and wife, not as tenants in common, not in joint tenancy, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

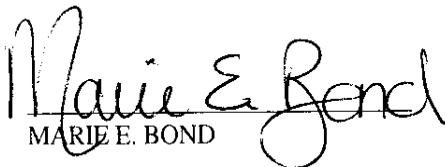
See Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

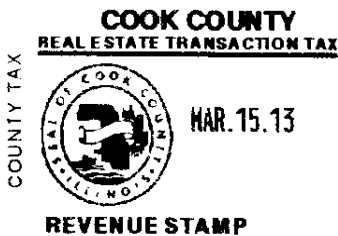
Permanent Real Estate Index Numbers: 01-24-100-061-1026 (2012 PIN)

Address of Real Estate: 1116 ASHLEY LANE, INVERNESS, IL 60010

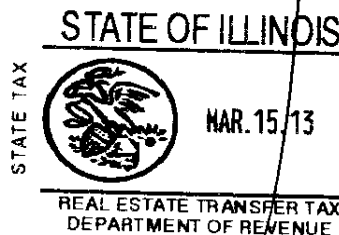
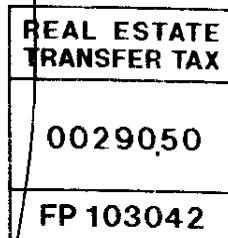
IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this 13TH day of March, 2013.


MARIE E. BOND

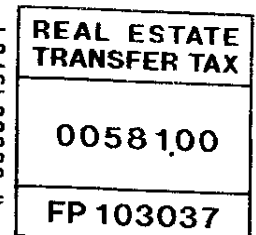

JASON BOND



0000013639



0000013781



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State of Illinois)

County of Cook) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Jason Bond personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 27th day of March, 2013.

Commission expires July 24, 2016

Michael Tarsa

Notary Public



This instrument was prepared by:

Lisa Voegel Rogers, Esq.
36 W. Randolph Street
Suite 800
Chicago, IL 60601

Tax Bills Should Be Mailed To:

SATYANAND RAJ PULAGALA AND KAVITHA ANISETTY
1116 ASHLEY LANE, INVERNESS, IL 60010

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EXHIBIT A:

LEGAL DESCRIPTION

UNIT NO. 163 IN CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF, IN THE ESTATES OF INVERNESS RIDGE-UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 18, 2004 AS DOCUMENT NO. 0423119007, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 1116 ASHLEY LANE, INVERNESS, IL 60010

OLD PIN: 01-24-100-054-1026 (2011 PIN)

NEW PIN: 01-24-100-061-1026 (2012 PIN)

SUBJECT TO:
SEE EXHIBIT B BELOW

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EXHIBIT B:

1) GENERAL REAL ESTATE TAXES FOR THE YEAR(S) SECOND INSTALLMENT OF 2012 AND SUBSEQUENT YEARS.

PARCEL IDENTIFICATION NUMBER: 01-24-100-061-1026 (2012 PIN)

2) BUILDING LINES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

3) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED 08/18/2004 AS DOCUMENT 0423119002, AND SAID DECLARATION AS IT MAY BE AMENDED FROM TIME TO TIME.

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

NOTE: ASSIGNMENT OF DECLARANT'S RIGHTS, TITLE AND INTEREST IN AND TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENT, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE BY PALATINE ROAD AND BARRINGTON ROAD LLC TO KB HOMES ILLINOIS INC., DATED 10/11/2005 AND RECORDED 10/14/2005 AS DOCUMENT 0528735048.

ASSIGNMENT OF DECLARANT'S RIGHTS, TITLE AND INTEREST IN AND TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENT, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE BY KB HOMES ILLINOIS INC TO INVERNESS RIDGE, LLC, RECORDED 12/07/2009 AS DOCUMENT 0934133032.

ASSIGNMENT OF DECLARANT'S RIGHTS, TITLE AND INTEREST IN AND TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENT, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE BY INVERNESS RIDGE, LLC TO MERITUS HOMES, INC, RECORDED 03/24/2011 AS DOCUMENT 1108341040.

4) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CREEKSIDE AT INVERNESS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, GENDER, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED AS DOCUMENT NO. 0612326080.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

5) DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, GENDER, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO THE CREATION OF THE MASTER ASSOCIATION, EASEMENTS AND PROVISIONS TO SUBDIVIDE THE TOTAL PROPERTY CONTAINED IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 0010196798.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR REVERSION OF TITLE

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IN CASE OF BREACH OF CONDITION.

NOTE: ASSIGNMENT OF DECLARANT'S RIGHTS, TITLE AND INTEREST IN AND TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENT, RESTRICTIONS, COVENEANTS, AND BY-LAWS FOR CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE BY PALATINE ROAD AND BARRINGTON ROAD, LLC TO TOLL IL LLC, RECORDED 03/13/2001 AS DOCUMENT 0010196806.

6) THE DEVELOPER HAS RESERVED THE RIGHT TO ADD ADDITIONAL PROPERTY TO THAT WHICH HAS BEEN SUBMITTED TO THE ILLINOIS CONDOMINIUM PROPERTY ACT BY DECLARATION AND IN THE EVENT OF ANY SUCH ADDITION, TO REALLOCATE PERCENTAGE INTEREST IN THE COMMON ELEMENTS. FOR FURTHER PARTICULARS, SEE THE AFORESAID DECLARATION.

7) EASEMENTS FOR PUBLIC UTILITIES, INGRESS AND EGRESS, PROPOSED UTILITY EASEMENTS AND A NOTE THAT THERE EXISTS IN THIS SUBDIVISION CERTAIN EASEMENTS, AS SHOWN ON THE PLAT OF SUBDIVISION AND RECORDED AS DOCUMENT 0020537891.

8) EASEMENT FOR INGRESS AND EGRESS 30 FEET WIDE AS RESERVED IN THE DEED RECORDED 11/07/1960 AS DOCUMENT 13010917 AND IN THE DEED RECORDED 11/07/1960 AS DOCUMENT LR1951234.

9) EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT AS CREATED BY INSTRUMENT RECORDED 10/24/1978 AS DOCUMENT 24684466

10) RIGHTS OF OWNERS OF LAND OF ANY CREEK WHICH MAY CROSS THE PREMISES TO THE FREE AND UNINTERRUPTED FLOW OF WATER.

11) PLAT OF OFFSITE EASEMENTS FOR ESTATES AT INVERNESS RIDGE-UNIT 1 RECORDED 10/12/2001 AS DOCUMENT 0010952752.

12) THE PLAT OF SUBDIVISION OF ESTATES AT INVERNESS RIDGE-UNIT 2, RECORDED AS DOCUMENT 0020537891, INDICATED THE BUILDING AREAS ON LOTS 1 & 2.

13) ANNEX AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF INVERNESS, AN ILLINOIS MUNICIPAL CORPORATION; THE JUNE PARTNERSHIP AND PALATINE ROAD-BARRINGTON ROAD LLC, RECORDED AS DOCUMENT 00076003, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

NOTE: AMENDMENT TO ANNEXATION AGREEMENT RECORDED AS DOCUMENT 0010167484.

14) RESOLUTION NO. 2000-470 BEING "AN AMENDMENT AND RESTATED INTERGOVERNMENTAL JURISDICTIONAL BOUNDARY AND LAND USE AGREEMENT" BETWEEN THE VILLAGE OF INVERNESS AND THE VILLAGE OF SOUTH BARRINGTON DATED 04/08/1981 AND RECORDED 02/10/2000 AS DOCUMENT 00103068.

15) RESOLUTION NO. 2000-471 BEING "A SECOND AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT" BETWEEN THE VILLAGE OF INVERNESS AND THE VILLAGE OF BARRINGTON TO PROVIDE WATER AND SANITARY SEWER SERVICES TO CERTAIN PROPERTIES WITHIN OR TO BE ANNEXED TO THE VILLAGE OF INVERNESS RECORDED 02/10/2000 AS DOCUMENT 00103069.

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16) RESOLUTION NO. 00-2362 BEING "AN SECOND AMENDED AND RESTATED INTERGOVERNMENTAL JURISDICTIONAL BOUNDARY AND LAND USE AGREEMENT" BETWEEN THE VILLAGE OF INVERNESS AND THE VILLAGE OF BARRINGTON DATED 04/09/1981 AND RECORDED 02/10/2000 AS DOCUMENT 00103069.

17) ORDINANCE NO. 2000-0-658 ANNEXATION ORDINANCE RECORDED AS DOCUMENT 00299260.

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