



Doc#: 1314941009 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2013 09:35 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 E. Woodfield Road
Suite 250
Schaumburg, IL 60173

PIN: See Exhibit A

ABOVE SPACE FOR RECORDER'S USE ONLY



1007 8930155 AH
201318942 RD

SPECIAL WARRANTY DEED

This Special Warranty Deed made as of the 30th day of April, 2013, between MERITUS HOMES, INC., an Illinois corporation ("Grantor"), duly authorized to transact business in the State of Illinois, and FOTIS KAZAS and PATRICIA KAZAS, as tenants by the entirety ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Creekside at the Estates of Inverness Ridge, recorded in Cook County, Illinois as Document No. 0423119002, and all exhibits thereto, as amended from time to time ("Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein

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Box 333-CT

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recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions, encroachments and building lines of record;
- (d) The Condominium Declaration;
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Unrecorded public utility easements, if any;
- (h) Grantee's mortgage, if any;
- (i) Plats of dedication and covenants thereof;
- (j) Acts done or suffered by Grantee, or anyone claiming under Grantee; and
- (k) Declaration of Easements, Restrictions, and Covenants for the Estates at Inverness Ridge Master Association recorded in Cook County, Illinois as Document No. 0010196798, including all exhibits thereto, as amended from time to time.

[SIGNATURE PAGE FOLLOWS]


REAL ESTATE TRANSFER		05/02/2013
	COOK	\$304.00
	ILLINOIS:	\$608.00
	TOTAL:	\$912.00
01-24-100-059-0000 20130401604772 4J9UED		

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

MERITUS HOMES, INC., an Illinois corporation

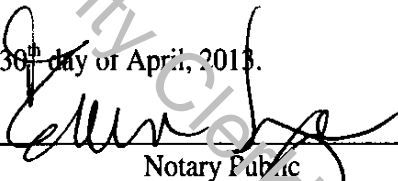
By: 
Brian M. Brunhofer, President

STATE OF ILLINOIS)
) SS
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Brian M. Brunhofer, the President of MERITUS HOMES, INC., (the "Company") appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of April, 2013.




Notary Public

MAIL TO:
Lisa M. Raimondi
Raimondi Law Group, Ltd.
9610 W. 194th Street
Mokena, IL 60448

SEND SUBSEQUENT TAX BILLS TO:
Fotis Kazas and Patricia Kazas
1058 Moray Drive
Inverness, IL 60010

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 196 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 AT INVERNESS RIDGE – UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY AS AMENDED FROM TIME TO TIME IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 18, 2004, AS DOCUMENT NO. 0423119002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 01-24-100-059-0000 (affects land and other property)

Address of real estate: 1058 Moray Drive ^{Unit 196} Inverness, Illinois 60010