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Doc#: 1319222006 Fee: \$52.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2013 09:15 AM Pg: 1 of 8

-----Reserved for Recording Data-----

This instrument was prepared by:

Evon Solms
Janko Group, LLC
1161 Lake Cook Rd, Suite A
Deerfield, IL 60015

After recording, return to:

Brian Brunhofer, President
Meritus Homes, Inc.
1161 Lake Cook Rd, Ste A
Deerfield, IL 60015

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, as of May 10, 2013, **INVERNESS RIDGE, LLC** an Illinois limited liability company ("**Grantor**"), whose address is 1161 Lake Cook Rd, Suite A, Deerfield, IL 60015, hereby grants, bargains, and sells unto **MERITUS HOMES, INC** an Illinois corporation ("**Grantee**"), whose address is 1161 Lake Cook Road, Ste A, Deerfield, IL 60015, that certain real property located at Cook County, Inverness, State of Illinois, and which is legally described on Exhibit A attached hereto and made a part hereof (the "**Property**").

To have and to hold the Property aforesaid, with all and singular the hereditaments, rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the attached described property, the rights and easements appurtenant to the attached Property. Grantor hereby covenanting that the said Property is free and clear from any encumbrance done or suffered by Grantor, and that Grantor will warrant and defend the title to said Property unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other, except for the encumbrances set forth in Exhibit B attached hereto and made a part hereof.

BOX 333-CT

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EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY
ESTATES OF INVERNESS RIDGE UNIT 2

PARCEL 1 (to be Units 153 & 154)

THAT PORTION OF LOT 1 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 ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002 AS DOCUMENT NUMBER 0020537891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF ROAD 2 AND ROAD 3; THENCE NORTH 00 DEGREES 06 MINUTES 16 SECONDS WEST A DISTANCE OF 180.13 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 109.18 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 69.89 FEET; THENCE SOUTH 43 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 29.50 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 16 SECONDS EAST A DISTANCE OF 87.56 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 44 SECONDS WEST A DISTANCE OF 88.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4039 ACRES, MORE OR LESS, AND LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

1033 Moray Drive, Inverness, IL
 1031 Moray Drive, Inverness, IL
 PIN: 01-24-100-060-0000 (affects other land)

PARCEL 2 Easement Parcel

EASEMENT FOR INGRESS AND EGRESS PURSUANT TO THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE ESTATES AT INVERNESS RIDGE MASTER ASSOCIATION RECORDED AS DOCUMENT 0010196798 AND ACROSS AND UPON ROAD 1 AS DEPICTED ON THE PLAT OF ESTATE AT INVERNESS RIDGE – UNIT 2 RECORDED MAY 10, 2002, AS DOCUMENT NO. 0020537891.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 18, 2004 AS DOCUMENT NO. 0423119002, AS AMENDED FROM TIME TO TIME; AND (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 HOME ILLINOIS INC. DATED OCTOBER 11, 2005 AND RECORDED OCTOBER 14, 2005 AS DOCUMENT NUMBER 0528735048, AND BY KB HOME ILLINOIS INC. TO INVERNESS RIDGE LLC DATED NOVEMBER 12, 2009 AND RECORDED DECEMBER 7, 2009 AS DOCUMENT NUMBER 0984133032.

5. COVENANTS, CONDITIONS AND RESTRICTIONS OF CREEKSIDE @ INVERNESS, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 0612326080, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
6. DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, 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), FOR THE ESTATES AT INVERNESS RIDGE MASTER ASSOCIATION RECORDED AS DOCUMENT NUMBER 0010196798, RELATING TO THE CREATION OF THE MASTER ASSOCIATION, EASEMENTS AND PROVISIONS TO SUBDIVIDE THE TOTAL PROPERTY.

NOTE:: ASSIGNMENT OF MASTER DECLARANT'S RIGHTS, TITLE AND INTEREST RECORDED MARCH 13, 2001 AS DOCUMENT NO. 0010196806 MADE BY PALATINE ROAD AND BARRINGTONROAD L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY, TO TOLL II II, LP., AN ILLINOIS LIMITED PARTNERSHIP

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7. THE DEVELOPER HAS RESERVED THE RIGHT TO ADD PROPERTY TO THE CONDOMINIUM AND, IN THE EVENT OF SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS. THE RIGHT TO ADD PROPERTY EXPIRES OCTOBER 14, 2014.

NOTE: THE PREMISES IN QUESTION ARE ELIGIBLE TO BE INCLUDED IN THE CONDOMINIUM PROPERTY.

8. EASEMENTS FOR PUBLIC UTILITIES, INGRESS AND EGRESS, PROPOSED UTILITY EASEMENTS AND A NOTE THAT THERE EXISTS IN THIS SUBDIVISION CERTAIN EASEMENTS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 0020537891.
9. THE PLAT OF SUBDIVISION OF ESTATES AT INVERNESS RIDGE - UNIT 2, RECORDED AS DOCUMENT NUMBER 0020537891, INDICATED THE BUILDING AREAS ON LOTS 1 AND 2.
10. ANNEXATION AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF INVERNESS, AN ILLINOIS MUNICIPAL CORPORATION; THE JUNE PARTNERSHIP AND PALATINE ROAD-BARRINGTON ROAD L.L.C., RECORDED AS DOCUMENT NUMBER 00076003, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

NOTE: AMENDMENT TO ANNEXATION AGREEMENT RECORDED AS DOCUMENT NUMBER 0010167484.

NOTE: ORDINANCE 2000-0-658, A COPY OF WHICH WAS RECORDED AS DOCUMENT 00299260, RELATING TO ANNEXATION.

11. THE FOLLOWING RESOLUTIONS WERE RECORDED AND SHOULD BE CONSIDERED WHEN DEALING WITH THE SUBJECT LAND:

(A) 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 APRIL 8, 1981 AND RECORDED FEBRUARY 10, 2000 AS DOCUMENT NO. 00103068.

(B) 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 FEBRUARY 10, 2000 AS DOCUMENT NO. 00103070.

(C) RESOLUTION NO. 00-2362 BEING "A SECOND AMENDED AND RESTATED INTERGOVERNMENTAL JURISDICTIONAL BOUNDARY AND LAND USE AGREEMENT" BETWEEN THE VILLAGE OF INVERNESS AND THE VILLAGE OF BARRINGTON DATED APRIL 9, 1981 AND RECORDED FEBRUARY 10, 2000 AS

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DOCUMENT NO. 00103069.

12. EASEMENT FOR INGRESS AND EGRESS 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 515.11 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 86 DEGREES 28 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 50.1 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED A DISTANCE OF 348.11 FEET TO THE TERMINUS OF SAID CENTER LINE OF SAID EASEMENT; AS RESERVED IN THE DEED RECORDED NOVEMBER 7, 1960 AS DOCUMENT 18010917 AND IN DEED RECORDED NOVEMBER 7, 1960 AS DOCUMENT LR1951234.

(AFFECTS UNDERLYING LAND)

13. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED OCTOBER 24, 1978 AS DOCUMENT NO. 24684466.

(AFFECTS UNDERLYING LAND)

14. PLAT OF OFFSITE EASEMENTS FOR ESTATES AT INVERNESS RIDGE-UNIT 1 RECORDED OCTOBER 12, 2001 AS DOCUMENT NO. 0010952752.

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

PLAT ACT AFFIDAVIT

A. Gary R Janko, being duly sworn on oath, states that his principal place of business at 1161 Lake Cook Rd, Ste A, Deerfield, Illinois, and that the attached deed is not in violation of 765 Illinois Compiled Statutes Section 205/1 *et al* for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;

4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

7. Conveyances made to correct descriptions in prior conveyances;

8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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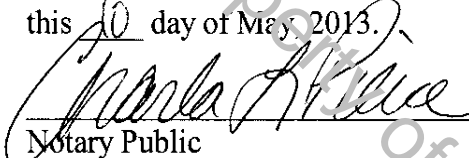
[CIRCLE THE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.]

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

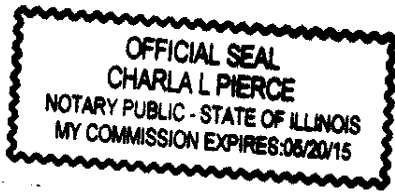
Affiant:



SUBSCRIBED and SWORN to before me
this 10 day of May, 2013.



Notary Public



Property of Cook County Clerk's Office