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AFTER RECORDING RETURN TO:

Jessica G. Lingertat
Gould & Ratner LLP
222 N. LaSalle Street
Suite 800
Chicago, IL 60601

Doc#: 1325935011 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2013 09:26 AM Pg: 1 of 7

SPECIAL WARRANTY DEED

Space Above This Line for Recording Data

THIS INDENTURE, made this 8 day of August, 2013, between **SB PAD HOLDINGS I, LLC, an Illinois limited liability company**, duly authorized to transact business in the State of Illinois, of 6262 S. Rte. 83, Ste. 200, Willowbrook, IL, party of the first part, and **M/I HOMES OF CHICAGO, LLC., a Delaware limited liability company**, of 400 E. Diehl Road, Suite 230, Naperville, IL 60523, party of the second part;

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Designated Agent of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, the real estate situated in the County of Cook, State of Illinois and legally described on 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 the party of the first part, 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 the party of the second part, its successors forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors, that it has 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 recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND, SUBJECT TO those matters set forth on Exhibit "B" attached hereto and made a part hereof.**

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Box 400-CTCC

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8/18/13

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SEE NEXT PAGE FOR SIGNATURES

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 08/27/2013



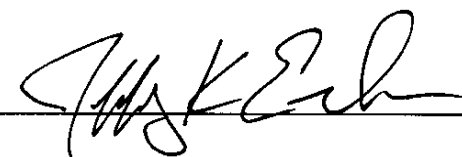
COOK	\$212.50
ILLINOIS:	\$425.00
TOTAL:	\$637.50

18-31-203-038-0000 | 20130801601646 | 9H72UE

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IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the date first above written.

SB PAD HOLDINGS I, LLC, an Illinois limited liability company

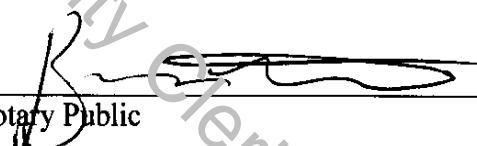
By: 

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Jeffrey K. Eversden, personally known to me the Designated Agent of **SB PAD HOLDINGS I, LLC, an Illinois limited liability company**, and 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 he signed and delivered the same instrument pursuant to authority given as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of August, 2013.




Notary Public

My Commission Expires: 6/6/17

Prepared By:
J. Cory Faulkner
Ashen Faulkner
217 N. Jefferson St., #601
Chicago, IL 60661

Send subsequent tax bills to:
M/I HOMES OF CHICAGO, LLC
400 E. Diehl Road, Suite 230
Naperville, IL 60563

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EXHIBIT 'A' LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2, 4, 5, 6, 7, 8, 9, 10, COMMON AREA (OUTLOT) "A" AND COMMON AREA (OUTLOT) "B" IN THE VALE AT FLAGG CREEK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 2007 AS DOCUMENT 0701615144, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 0701615144 FOR PRIVATE ROADWAY AND PRIVATE SIDEWALK.

Parcel Identification Numbers:

18-31-203-038-0000
18-31-203-039-0000
18-31-203-041-0000
18-31-203-042-0000
18-31-203-043-0000
18-31-203-044-0000
18-31-203-045-0000
18-31-203-046-0000
18-31-203-047-0000
18-31-203-049-0000
18-31-203-050-0000

Common Address:

8107-8136 Vale Court
Willow Springs, IL 60480

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EXHIBIT 'B' PERMITTED EXCEPTIONS

1. Taxes for the year 2013 and subsequent years.

2. COVENANTS, CONDITIONS AND RESTRICTIONS (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), RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREFOR, CONTAINED IN THE DECLARATION RECORDED JUNE 25, 2007 AS DOCUMENT 0717660032, AND RE-RECORDED NOVEMBER 5, 2007 AS DOCUMENT 0730939074, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

3. EASEMENT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED OCTOBER 22, 1984 AS DOCUMENT NUMBER 27303520, AND AS SHOWN ON THE PLAT OF THE VALE AT FLAGG CREEK, AFORESAID.
(AFFECTS THE NORTH 10 FEET LOT 1 AND OUTLOT B)

4. GRANT OF EASEMENT RECORDED AS DOCUMENT 21867301, 21918682, 21927610, 21931286, 21936985 AND 21994831, IN FAVOR OF THE VILLAGE OF WILLOW SPRINGS TO CONSTRUCT, OPERATE, REPAIR, REPLACE OR OTHERWISE MAINTAIN THEREON, SANITARY SEWERS, TOGETHER WITH A FULL AND FREE RIGHT OF ACCESS THERETO. SAID EASEMENT SHOWN ON THE PLAT OF THE VALE AT FLAGG CREEK, AFORESAID.
AFFECTS 5 FEET ALONG A NORTHERLY PORTION OF THE EAST LINE OF LOT 9
THE EAST 5 FEET OF LOTS 10 AND OUTLOT A
A 10 FEET WIDE STRIP THROUGH AN EASTERLY PORTION OF OUTLOT B - SEE PLAT

5. RIGHTS OF THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF WATERWAYS, SPRINGFIELD, SANGAMON COUNTY, ILLINOIS, IN AND TO A PERMANENT EASEMENT WITH THE FULL AND FREE RIGHT AND AUTHORITY TO ENTER, TOGETHER WITH FULL RIGHTS OF INGRESS AND EGRESS THERETO, AND TO PERFORM CHANNEL IMPROVEMENTS AND APPURTENANT WORK, INCLUDING THE PLACING OF SOIL MATERIAL, TOGETHER WITH THE RIGHT TO REPAIR AND MAINTAIN SUCH IMPROVEMENT WITHIN PART OF THE LAND, AS GRANTED IN INSTRUMENT FROM BANK OF LYONS, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 18, 1951 AND KNOWN AS TRUST NUMBER 138, DATED FEBRUARY 20, 1962 AND RECORDED APRIL 26, 1962 AS DOCUMENT 18458822.
(AFFECTS AN EASTERLY PORTION OF LOTS 8, 9 AND 10 AND OTHER PROPERTY, AND OUTLOTS A AND B)

6. BUILDING LINE AS SHOWN ON THE PLAT OF THE VALE AT FLAGG CREEK, AFORESAID, AS FOLLOWS:
30 FEET ALONG THE EAST LINE OF LOTS 1 AND 5,
32.5 FEET ALONG THE EAST LINE OF LOTS 2, 4 AND 6
30 FEET ALONG THE EASTERLY CURVED LINE OF LOT 7
30 FEET ALONG THE WESTERLY CURVED LINE OF LOTS 8 AND 9
30 FEET ALONG THE WESTERLY CURVED LINE OF LOT 10.

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7. PUBLIC UTILITY AND DRAINAGE EASEMENT (P.E.) AS SHOWN AND SET FORTH ON THE PLAT OF THE VALE AT FLAGG CREEK, AFORESAID.

8. TREE PRESERVATION EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF THE VALE AT FLAGG CREEK, AFORESAID.

9. PUBLIC UTILITY AND SIDEWALK EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF THE VALE AT FLAGG CREEK, AFORESAID, AS FOLLOWS:

10' ALONG THE EAST LINE OF LOTS 1, 2, 4, 5, 6 A PART ALONG A NORTHERLY PORTION OF THE EAST LINE OF LOT 7 AS SHOWN ON THE PLAT OF SUBDIVISION.

A PART ALONG A NORTHERLY PORTION OF THE WEST LINE OF LOT 8 AS SHOWN ON THE PLAT OF SUBDIVISION.

10 FEET ALONG THE WEST LINE OF LOTS 9 AND 10

10 FEET ALONG THE WEST, NORTHWESTERLY CURVED AND NORTHERLY LINES OF OUTLOT A.

10. THE PLAT OF THE VALE AT FLAGG CREEK, AFORESAID, INCLUDES A CERTIFICATION BY THE SURVEYOR THAT PART OF THE LAND IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ACCORDING TO A LETTER DATED AUGUST 20, 2008, CASE NUMBER MICS_17786V, THIS AFFECTS A PORTION OF LOTS 9 THROUGH 11, OUTLOTS A AND B.

11. THE PLAT OF THE VALE AT FLAGG CREEK, AFORESAID, SETS FORTH THE FOLLOWING:

OUTLOT A:

SIGHT LINE EASEMENT (NO LANDSCAPING OR STRUCTURAL OBSTRUCTIONS SHALL RESTRICT VISIBILITY)

STORMWATER MANAGEMENT EASEMENT OVER SHADED AREA ON OUTLOT A

NEIGHBORHOOD GATHERING EASEMENT OVER OUTLOT A

OUTLOT B:

PRIVATE ROADWAY AND PUBLIC UTILITY EASEMENT

PUBLIC EMERGENCY AND ENFORCEMENT ACCESS EASEMENT OVER ALL OF OUTLOT B

12. FLOODPLAIN EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF THE VALE OF FLAGG CREEK, AFORESAID, AS FOLLOWS:

THROUGH THE NORTHEAST CORNER OF LOT 8

39 FEET ALONG THE EAST LINE OF LOTS 9 AND 10

THROUGH MOST OF OUTLOT A

THROUGH A PORTION OF OUTLOT B

13. AS DISCLOSED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VALE AT FLAGG CREEK SUBDIVISION RECORDED AS DOCUMENT 0717660032, THE LAND IS SUBJECT TO A DORMANT SPECIAL SERVICE AREA. INDIVIDUALS WITH QUESTIONS OR CONCERNS ABOUT THE DORMANT SPECIAL SERVICE AREA SHOULD CONTACT THE VILLAGE ADMINISTRATOR.

14. VILLAGE OF WILLOW SPRINGS RESOLUTION NO. 7 ACCEPTING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VALE AT FLAGG CREEK SUBDIVISION RECORDED MAY 10, 2007 AS DOCUMENT 0713013097, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

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15. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AT&T CABLE AND AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE 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 JUNE 25, 2007 AS DOCUMENT NO. 0717660031, AFFECTING THE EAST 3 FEET OF THE WEST 18 FEET OF LOTS 9 AND 10 (AND OTHER PROPERTY).

**16. PRIVATE PERPETUAL UTILITY EASEMENT IN FAVOR OF ALLEN M. CAMERON FOR THE PURPOSE OF UTILIZING THE 12-INCH DIAMETER CONDUIT PLACE BY VALE HOMES ON OUTLOT B RECORDED/FILED AUGUST 16, 2007 AS DOCUMENT NO. 0722810104, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
(AFFECTS PART OF OUTLOT B AS DEPICTED ON PLAT ATTACHED TO THE GRANT AFORESAID)**

**17. WE HAVE EXAMINED THE PLATS OF SURVEY DATED MAY 18, 2013 BY CERTIFIED SURVEY, INC., FOR LOTS 1, 2, 4, 5, 6, 7, 8, 9 AND 10 AND NOTE THE FOLLOWING:
THERE IS A CONCRETE BLOCK WALL RUNNING THROUGH LOTS 8, 9 AND 10 IN THE EASTERLY PORTION OF THE LOTS.**

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