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IL-047866

After Recording Return To:

Mark D. Belongia
7902 Savoy Club Ct.
Burr Ridge, IL 60527

Doc#: 1409349005 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2014 09:49 AM Pg: 1 of 2

(Space Above This Line for Recording Data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the **28th day of March, 2014**, between Pulte Home Corporation, a Michigan corporation, whose principal place of business is 1901 N. Roselle Road, Suite 1000, Schaumburg, IL 60195, as GRANTOR, and Mark D. Belongia, an unmarried man, As Sole Owner residing at 469 West Huron Street #2112, Chicago, IL 60654, 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, does GRANT, BARGAIN, SELL, and CONVEY to the Grantee, the following described real estate situated in the County of **Cook**, in the state of Illinois ("real estate"):

PARCEL 1:

LOT 1 IN THE SAVOY CLUB SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2007 AS DOCUMENT 0705315130, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS SHOWN ON THE PLAT OF SAVOY CLUB SUBDIVISION, AFORESAID, AND AS CREATED IN THE SAVOY CLUB SUBDIVISION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705145157 AND RESTATED IN THE SAVOY CLUB SUBDIVISION FIRST RESTATEMENT AND REPUBLICATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 3, 2008 AS DOCUMENT 0830846051, AS AMENDED BY FIRST AMENDMENT TO THE SAVOY CLUB SUBDIVISION FIRST RESTATEMENT AND REPUBLICATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 17, 2012 AS DOCUMENT 1204822058 AND AS ASSIGNED BY ASSIGNMENT OF RIGHTS OF DECLARANT AND DEVELOPER RECORDED FEBRUARY 17, 2012 AS DOCUMENT 1204822059, FOR THE PURPOSES OF INGRESS AND EGRESS, DRIVEWAY, WALKS AND PERPETUAL EASEMENTS FOR THE USE AND ENJOYMENT OF THE COMMON AREAS AS DEFINED THEREIN.

PARCEL 3:

AN EXCLUSIVE EASEMENT AREA FOR THE BENEFIT OF PARCEL 1 FOR EITHER A PATIO OR DECK NOT TO EXCEED 450 SQUARE FEET, OVER AND ONTO PORTIONS OF OUTLOT A AS SHOWN ON THE PLAT OF SAVOY CLUB SUBDIVISION, AFORESAID, AND CREATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 20,

Return to:
PGP Title
1901 N. Roselle Rd
Ste 740
Schaumburg IL 60195

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2007 AS DOCUMENT 0705145157, AND RESTATED IN THE SAVOY CLUB SUBDIVISION FIRST RESTATEMENT AND REPUBLICATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 3, 2008 AS DOCUMENT 0830846051, AS AMENDED BY FIRST AMENDMENT TO THE SAVOY CLUB SUBDIVISION FIRST RESTATEMENT AND REPUBLICATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 17, 2012 AS DOCUMENT 1204822058 AND AS ASSIGNED BY ASSIGNMENT OF RIGHTS OF DECLARANT AND DEVELOPER RECORDED FEBRUARY 17, 2012 AS DOCUMENT 1204822059, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No.: 18-31-211-001-0000 ✓

Address of Property: 7902 Savoy Club Ct., Burr Ridge, IL 60527 ✓

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 and assigns forever, and the Grantor does WARRANT AND DEFEND title to the real estate against all persons lawfully claiming, or claim the same, by, through or under the Grantor, but not otherwise, subject to the following permitted exceptions: real estate taxes and assessments not yet due, patent reservations, covenants, conditions, restrictions, water rights, rights-of-way, easements, matters shown on the recorded community plat, and all other matters of record.

Prepared by:

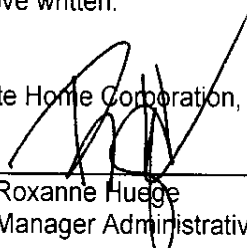
Roxanne Huege
Pulte Home Corporation, a Michigan corporation
1901 N. Roselle Road, Suite 1000
Schaumburg, IL 60195


Send Subsequent Tax Bill To:

Mark D. Belongia
7902 Savoy Club Ct.
Burr Ridge, IL 60527

IN WITNESS WHEREOF, the Grantor has or have hereunto set their hand or hands the day and year first above written.

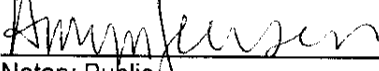
Pulte Home Corporation, a Michigan corporation

BY: 
Roxanne Huege
Manager Administrative Services


STATE OF ILLINOIS		0727000000	REAL ESTATE TRANSFER TAX
STATE TAX	 APR - 3.14		00807.50
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103043

STATE OF Illinois)
COUNTY OF Cook)

This instrument was acknowledged before me this March 28, 2014 by Roxanne Huege, Manager Administrative Services of Pulte Home Corporation, a Michigan corporation, on behalf of the corporation.


Notary Public
My Commission Expires: 3/28/2016
(SEAL)



COOK COUNTY REAL ESTATE TRANSACTION TAX		# 0000004242	REAL ESTATE TRANSFER TAX
COUNTY TAX	 APR - 3.14		00403.75
REVENUE STAMP			FP 103046