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SPECIAL WARRANTY DEED

885264102K (2)

THIS INDENTURE, made May 12, 2014, between PB AND J IV, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor") whose address is 4800 N. Harlem Avenue, Harwood Heights, IL 60706, and M/H HOMES OF CHICAGO, LLC, a Delaware limited liability company ("Grantee"), whose address is 400 East Diehl Road, Suite 230, Naperville, Illinois 60563.



Doc#: 1414942060 Fee: \$54.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 05/29/2014 11:29 AM Pg: 1 of 9

This space reserved for Rec

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REUSE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof, whose common address is also shown on Exhibit A attached hereto.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit B attached hereto.

[Signature page follows]

Box 400-CTCC

REAL ESTATE TRANSFER	05/12/2014
COOK	\$1,199.25
ILLINOIS:	\$2,398.50
TOTAL:	\$3,597.75

03-29-411-082-0000 | 20140501600985 | ZT50F6

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Eugene S. Kraus, Esq.
Scott & Kraus, LLC
150 S. Wacker Drive, Suite 2900
Chicago, IL 60606

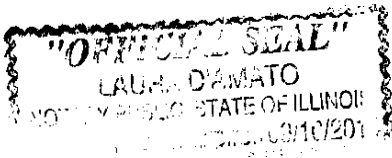
PB AND J IV, LLC, an Illinois limited liability company

By: [Signature]
Name: MARK A. SHEKERJIAN
Its: Authorized Signatory of SOLE MEMBER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark A. Shekerjian, personally known to me to be the Authorized Signatory of PB AND J IV, LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 6th day of May, 2014



[Signature: Laura Damato]
Notary Public

After Recording Send Deed To:
M/I HOMES OF CHICAGO, LLC
400 East Diehl Road, Suite 230
Naperville, Illinois 60563

Send Subsequent Tax Bills to:
M/I HOMES OF CHICAGO, LLC
400 East Diehl Road, Suite 230
Naperville, Illinois 60563

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EXHIBIT A

LEGAL DESCRIPTION:

TRACT ONE

LOTS 3 TO 15 IN ARLINGTON MARKET RESUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2008 AS DOCUMENT NUMBER 0806603056 IN COOK COUNTY, ILLINOIS.

AND

LOTS 16 TO 39 AND THAT PORTION OF LOT A LYING EAST OF LOT 52 IN ARLINGTON MARKET, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007 AS DOCUMENT NUMBER 0705915065, AND AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 30, 2007 AS DOCUMENT NUMBER 0721144016 IN COOK COUNTY, ILLINOIS.

AND

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT 1035144040 FOR PUBLIC UTILITIES; VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS; USE AND ENJOYMENT OF THE COMMUNITY AREA AND UTILITY MAINTENANCE AREAS LOCATED WITHIN THE COMMUNITY AREAS OF THE LAND DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

AND

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE DECLARATION AND RESERVATION OF EASEMENTS RECORDED NOVEMBER 03, 2010 AS DOCUMENT NUMBER 1030733127 FOR PUBLIC AND PRIVATE UTILITIES AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER LOTS C, D, E AND F IN ARLINGTON CROSSINGS SUBDIVISION, BEING A RESUBDIVISION OF ARLINGTON MARKET.

AND

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE DECLARATION FOR ARLINGTON CROSSING TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF THE DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144041 FOR PUBLIC AND PRIVATE UTILITIES OVER THE COMMON AREA AND LOTS; AND FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER THE PRIVATE ROADS LOCATED ON THE COMMON AREAS, ALL DESCRIBED ON EXHIBIT 'B' ATTACHED THERETO.

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AND

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE PLAT RECORDED FEBRUARY 28, 2007 AS DOCUMENT NUMBER 0705915065, AND AS NOTED ON PLAT RECORDED JULY 1, 2010 AS DOCUMENT NUMBER 1018229011, FOR PEDESTRIAN INGRESS AND EGRESS OVER AND UPON THE PEDESTRIAN BRIDGE AND THE PEDESTRIAN ACCESS EASEMENT AREA; AND FOR CROSS-DRAINAGE ACCESS & MAINTENANCE OVER THE AREA AS DEFINED ON THE PLATS; AND FOR PUBLIC UTILITIES OVER THE AREA AS DEFINED ON THE PLATS.

PIN(s):

03-29-411-082-0000 (AFFECTS LOT 3)	03-29-411-038-0000 (AFFECTS LOT 22)
03-29-411-083-0000 (AFFECTS LOT 4)	03-29-411-039-0000 (AFFECTS LOT 23)
03-29-411-084-0000 (AFFECTS LOT 5)	03-29-411-040-0000 (AFFECTS LOT 24)
03-29-411-085-0000 (AFFECTS LOT 6)	03-29-411-041-0000 (AFFECTS LOT 25)
03-29-411-086-0000 (AFFECTS LOT 7)	03-29-411-042-0000 (AFFECTS LOT 26)
03-29-411-087-0000 (AFFECTS LOT 8)	03-29-411-043-0000 (AFFECTS LOT 27)
03-29-411-088-0000 (AFFECTS LOT 9)	03-29-411-044-0000 (AFFECTS LOT 28)
03-29-411-089-0000 (AFFECTS LOT 10)	03-29-411-045-0000 (AFFECTS LOT 29)
03-29-411-090-0000 (AFFECTS LOT 11)	03-29-411-046-0000 (AFFECTS LOT 30)
03-29-411-091-0000 (AFFECTS LOT 12)	03-29-411-047-0000 (AFFECTS LOT 31)
03-29-411-092-0000 (AFFECTS LOT 13)	03-29-411-048-0000 (AFFECTS LOT 32)
03-29-411-093-0000 (AFFECTS LOT 14)	03-29-411-049-0000 (AFFECTS LOT 33)
03-29-411-094-0000 (AFFECTS LOT 15)	03-29-411-050-0000 (AFFECTS LOT 34)
03-29-411-032-0000 (AFFECTS LOT 16)	03-29-411-051-0000 (AFFECTS LOT 35)
03-29-411-033-0000 (AFFECTS LOT 17)	03-29-411-052-0000 (AFFECTS LOT 36)
03-29-411-034-0000 (AFFECTS LOT 18)	03-29-411-053-0000 (AFFECTS LOT 37)
03-29-411-035-0000 (AFFECTS LOT 19)	03-29-411-054-0000 (AFFECTS LOT 38)
03-29-411-036-0000 (AFFECTS LOT 20)	03-29-411-055-0000 (AFFECTS LOT 39)
03-29-411-037-0000 (AFFECTS LOT 21)	

COMMONLY KNOWN AS: Residential Lots 3-39 at the northwest corner of Kensington & Dryden, Arlington Heights, Illinois

2 Dryden Ave

60004

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EXHIBIT 'B' PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2013 SECOND INSTALLMENT AND SUBSEQUENT YEARS.
2. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY RECORDED APRIL 23, 2002 AS DOCUMENT 0020466140.
3. AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS WAS RECORDED NOVEMBER 3, 2006 AS DOCUMENTS 0630722027 AND 0630722028 AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
4. EASEMENTS AND SETBACK LINE AS SET FORTH ON THE PLAT OF ARLINGTON MARKET SUBDIVISION RECORDED FEBRUARY 28, 2007 AS DOCUMENT NUMBER 0705915065, TOGETHER WITH THE EASEMENT PROVISIONS CONTAINED THEREON.
5. SURVEY MADE BY EDWARD J. MOLLOY AND ASSOCIATES DATED JUNE 29, 2004 AS ORDER NO. 2004-0587 DISCLOSES THE FOLLOWING:
INTEREST OF UTILITY COMPANIES TO MAINTAIN LINES AND EQUIPMENT LOCATED ON THE LAND AS DISCLOSED BY MANHOLES, CATCH BASINS, FIRE HYDRANTS, B-BOXES, WATER VALVE VAULT, OVERHEAD WIRES, UTILITY POLES GAS METERS AND ELECTRIC METERS.
6. CROSS DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065;
(AFFECTS THAT PARTS OF LOTS "A" & "B" AS SHOWN ON THE PLAT OF SUBDIVISION)
7. PEDESTRIAN ACCESS EASEMENT AS SHOWN ON THE PLAT OF ARLINGTON MARKET RECORDED AS DOCUMENT 0705915065;
(AFFECTS PART OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION)
8. UTILITY EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065 AND AS SHOWN ON THE FINAL PLAT OF SUBDIVISION OF ARLINGTON MARKET RESUBDIVISION NO. 1 RECORDED AS DOCUMENT NUMBER 0806603056; AFFECTS
THE EAST 10 FEET OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14;
THE EAST 10 FEET AND THE NORTH 10 FEET OF LOT 15;
THE NORTH 10 FEET AND WEST 5.5 FEET OF LOT 16;
THE WEST 5.5 FEET OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 AND 27;
THE EAST 5.5 FEET AND NORTH 10 FEET OF LOT 28;
THE EAST 5.5 FEET OF LOTS 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 AND 39;
PORTIONS OF LOT "A" AS SHOWN ON THE PLAT OF SUBDIVISION;
9. SETBACK AND SEWER AND WATER EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065;
AFFECTS
THE SOUTH 10 FEET AND EAST 16.5 FEET OF LOT 3;
THE EAST 16.5 FEET OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14;
THE NORTH 10 FEET AND EAST 16.5 FEET OF LOT 15;
THE NORTH 10 FEET AND WEST 16.5 FEET OF LOT 16;
THE WEST 16.5 FEET OF LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 AND 27;
THE NORTH 10 FEET AND EAST 16.5 FEET OF LOT 28;
THE EAST 16.5 FEET OF LOTS 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 AND 39;

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10. SETBACK AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065 AND AS SHOWN ON THE FINAL PLAT OF SUBDIVISION OF ARLINGTON MARKET RESUBDIVISION NO. 1 RECORDED AS DOCUMENT NUMBER 0806603056;
AFFECTS

THE EAST 25 FEET OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15;
THE SOUTH 10 FEET OF LOTS 52, 27, AND 39;

11. PRIVATE ROADWAY EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065;
AFFECTS

THE NORTHWEST PORTION AS SHOWN ON PLAT OF SUBDIVISION OF LOT 16;
THE SOUTH PORTION OF LOTS AS SHOWN ON PLAT OF SUBDIVISION OF LOTS 27 AND 39;

12. PRIVATE ROADWAY EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065;
AS SHOWN ON THE PLAT OF SUBDIVISION OF LOT "A"

13. INGRESS AND EGRESS AND SEWER AND WATER EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065;
AFFECTS LOTS "A"

14. LANDSCAPE AREA AS SHOWN ON PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065
AFFECTS LOT "A" AS SHOWN ON THE PLAT OF SUBDIVISION

15. FENCE EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065
AFFECTS EAST 10 FEET OF LOTS 3 TO 15

16. NOTATIONS CONTAINED ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065

ADDITIONAL EASEMENT PROVISIONS;
PEDESTRIAN BRIDGE ACCESS EASEMENT (ACCESS PATH FROM RESIDENTIAL TO COMMERCIAL PROPERTY)

THE OWNER AND OCCUPANTS OF LOTS 3 THROUGH 58, INCLUSIVE (COLLECTIVELY THE "RESIDENTIAL LOTS"), INCLUDING THE APPLICABLE HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") REPRESENTING SUCH OWNERS, AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ARLINGTON MARKET RESIDENTIAL DEVELOPMENT, (THE "DECLARATION OF COVS"), AND THEIR RESPECTIVE LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, ARE HEREBY GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND UPON THE PEDESTRIAN BRIDGE AND THE PEDESTRIAN ACCESS EASEMENT AREA FOR THE PURPOSE OF PROVIDING PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE RESIDENTIAL LOTS FROM AND TO LOTS 1 AND 2 AS SHOWN ON THE THIS PLAT

CROSS DRAINAGE EASEMENT AND MAINTENANCE OF IMPROVEMENTS: A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DRAINAGE, DETENTION, AND/OR RETENTION OF STORM WATER RUNOFF, IS HEREBY DECLARED, CREATED, RESERVED AND GRANTED OVER, UNDER, AND UPON THOSE PORTIONS OF THE PROPERTY (EACH A "DRAINAGE EASEMENT PARCEL") SHOWN AND LABELLED ON THIS PLAT AS BEING SUBJECT TO "CROSS DRAINAGE EASEMENT". THE FOREGOING DRAINAGE EASEMENT BURDENS EACH LOT CONTAINING ONE OF MORE DRAINAGE EASEMENT PARCELS (OR ANY PORTION THEREOF) AND BENEFITS THE OWNERS AND OCCUPANTS OF THE ENTIRE PROPERTY SHOWN ON THIS PLAT AND THE ASSOCIATION. THE "DRAINAGE

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FACILITIES" SHALL MEAN AND CONSIST OF ANY UNDERGROUND DETENTION FACILITIES AND STORM SEWER PIPES AND OTHER RELATED FACILITIES LOCATED THROUGHOUT THE PROPERTY IN DRAINAGE EASEMENT PARCELS.

MAINTENANCE AND COST SHARING

THE OBLIGATION TO PERFORM ALL MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE FACILITIES SHALL BE THAT OF THE OWNERS OF LOTS 3 THROUGH 58, INCLUSIVE (TO BE PERFORMED ON THEIR BEHALF BY THE ASSOCIATION); PROVIDED, HOWEVER, THAT OWNERS OF LOTS 1 AND 2 SHALL REIMBURSE THE ASSOCIATION (WITH THE OWNER OF LOT 1 AND 2 EACH ALLOCATED 5% UNLESS THEY AGREE OTHERWISE AND SO NOTIFY THE ASSOCIATION)

RIGHT TO PERFORM: IF THE ASSOCIATION FAILS TO PERFORM ITS OBLIGATIONS OF MAINTENANCE, REPAIR OR REPLACEMENT OF THE DRAINAGE FACILITIES, THE OWNERS OF LOT 1 AND/OR 2, AFTER GIVING THE ASSOCIATION WRITTEN NOTICE AND A REASONABLE OPPORTUNITY TO CURE SUCH FAILURE WITHIN 30 DAYS AFTER SUCH NOTICE (OR LESS TIME IN THE EVENT OF AN EMERGENCY), MAY PERFORM THE REQUIRED MAINTENANCE, REPAIR OR REPLACEMENT, IN WHICH EVENT THE ASSOCIATION SHALL PROMPTLY REIMBURSE SAID OWNER(S) FOR 90% OF THE REASONABLE AMOUNT EXPENDED, TOGETHER WITH INTEREST ON THE AMOUNT DUE OF 1% PER MONTH (OR ANY PORTION OF A MONTH) UNTIL PAID.

CROSS PARKING EASEMENT BETWEEN RETAIL LOT OWNERS

ALL OWNERS, OCCUPANTS, TENANTS AND LICESEES OF LOTS 1 AND 2, AND THEIR RESPECTIVE INVITEES, SUCCESSORS AND ASSIGNS, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PARKING AUTOMOBILES AND OTHER VEHICLES ON ANY PARKING FIELD NOW OR HEREAFTER EXISTING ON LOTS 1 AND 2, SUBJECT TO THE REASONABLE PARKING RULES AND REGULATIONS ESTABLISHED BY THE OWNER(S) OF SUCH LOTS

RIGHT FOR FUTURE EASEMENTS

1. ACCESS TO NORTH LINCOLN LANE

IF, AT ANY TIME IN THE FUTURE, THE VILLAGE OF ARLINGTON HEIGHTS MANDATES VEHICULAR ACCESS FROM LINCOLN AVENUE TO AND THROUGH THE PRIVATE ROADWAY SYSTEM LOCATED ON (LOTS A, B 57 AND 58), INCLUSIVE, OR ANY PART OF SUCH ROADWAY SYSTEM, THEN THE OWNERS OF LOTS 3 THROUGH 58 (AND THE ASSOCIATION) AGREE TO GRANT A NON-EXCLUSIVE EASEMENT TO THE PUBLIC OVER ALL SUCH PRIVATE ROADWAYS, TO THE EXTENT REQUIRED BY THE VILLAGE, FOR THE PURPOSES OF SUCH VEHICULAR ACCESS. ANY SUCH EASEMENT SHALL CONTAIN APPROPRIATE PROVISIONS FOR CROSS EASEMENTS, AS APPLICABLE, AND SHARING OF COSTS AND OTHER CUSTOMARY PROVISIONS.

ACCESS FOR RESIDENTIAL DEVELOPMENT TO THE WEST

IF, AT ANY TIME IN THE FUTURE, THE VILLAGE OF ARLINGTON HEIGHTS GRANTS APPROVAL FOR ANY NEW RESIDENTIAL DEVELOPMENT IMMEDIATELY ADJACENT TO, AND WEST OF THE RESIDENTIAL LOTS, AND AS PART OF SUCH APPROVAL, THE VILLAGE GRANTS APPROVAL FOR A CURB CUT AND MANDATES THAT SUCH NEW RESIDENTIAL DEVELOPMENT SHALL BE CONNECTED TO, AND HAVE VEHICULAR ACCESS OVER, THE EXISTING ROADWAY SYSTEM LOCATED ON (LOTS A, B, 57 AND 58). INCLUSIVE, OR ANY PART OF SUCH ROADWAY SYSTEM, THEN THE OWNERS OF LOTS 3 THROUGH 58 (AND THE ASSOCIATION), AGREE TO GRANT FOR THE BENEFIT OF THE OWNERS OF SUCH NEW RESIDENTIAL DEVELOPMENT A NON-EXCLUSIVE EASEMENT OVER ALL SUCH PRIVATE ROADWAYS, TO THE EXTENT REQUIRED BY THE VILLAGE FOR THE PURPOSES OF SUCH VEHICULAR ACCESS. ANY SUCH EASEMENTS SHALL CONTAIN APPROPRIATE PROVISIONS FOR CROSS EASEMENTS, AS APPLICABLE, AND SHARING OF COSTS AND OTHER PROVISIONS

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ACCESS FOR BUSINESS ALONG HICKORY

ACCESS EASEMENTS FOR VEHICULAR, PEDESTRIAN AND MAINTENANCE PURPOSES SHALL BE PROVIDED FOR THE BENEFIT OF THE EXISTING BUSINESSES LOCATED AT 15, 25 AND 29 HICKORY STREET, TO THE EXTENT REQUIRED TO PROVIDE THEM WITH ACCESS TO THEIR REAR SERVICE AREAS. SUCH EASEMENTS WILL BE PROVIDED OVER THE MOTOR COURT AND ROADWAYS ON THE PLATTED PROPERTY THAT ARE ADJACENT TO SAID BUSINESSES.

EMERGENCY ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, AND ITS SUCCESSORS AND ASSIGNS, OVER ALL THAT AREA DESIGNATED ON THE ATTACHED PLAT AS "INGRESS/EGRESS" FOR EMERGENCY VEHICLE ACCESS TO THE PROPERTY WITHIN AND ADJOINING THIS SUBDIVISION.

17. TERMS AND PROVISIONS OF ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE

NUMBERS 06-043 AND 07-077, APPROVING A PRELIMINARY PLAT OF RESUBDIVISION AND GRANTING CERTAIN VARIATIONS FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED JUNE 4, 2010 AS DOCUMENT NUMBER 1015510010. (AFFECTS LOTS 57 AND 58 AND OTHER PROPERTY)

18. DECLARATION AND RESERVATION OF EASEMENTS DATED OCTOBER 25, 2010 AND RECORDED NOVEMBER 3, 2010 AS DOCUMENT NO. 1030733127 MADE BY PB AND J IV, LLC, REGARDING EASEMENTS FOR ACCESS AND UTILITIES BENEFITTING THE LAND. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN.

19. COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET DATED DECEMBER 16, 2010 AND RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144040 MADE BY PULTE HOME CORPORATION AND PB AND J IV, LLC RELATING ASSESSMENTS, ACCESS, EASEMENTS, MAINTENANCE AND OTHERS. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN.

SPECIAL AMENDMENT NO. 1 TO COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED JULY 21, 2011 AS DOCUMENT NUMBER 1120211081.

ASSIGNMENT OF RIGHTS OF DECLARANT FROM PB AND J IV, LLC AND M/I HOMES OF CHICAGO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED THE SAME DATE AS OF THE RECORDING OF THIS DEED.

AMENDMENT NO. 1 TO COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED THE SAME DATE AS OF THE RECORDING OF THIS DEED. AFFECTS THE LAND AND OTHER PROPERTY

20. DECLARATION FOR ARLINGTON CROSSING TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF THE DEVELOPMENT AREA OTHER THAN THE PREMISES DATED DECEMBER 16, 2010 AND RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144041 MADE BY PULTE HOME CORPORATION. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN.

SPECIAL AMENDMENT NO. 1 TO DECLARATION FOR ARLINGTON CROSSINGS TOWNHOMES RECORDED JULY 21, 2011 AS DOCUMENT NUMBER 1120211080. AFFECTS THE EASEMENT PARCELS ONLY.

21. CROSS DRAINAGE EASEMENT AND DRAINAGE FACILITY RELOCATION AGREEMENT MADE BY PB&J IV LLC RECORDED APRIL 13, 2011 AS DOCUMENT 1110341019 AND THE TERMS AND CONDITIONS SET FORTH THEREIN.

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22. ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 10-022, AND APPROVING A PRELIMINARY PLAT OF RESUBDIVISION, AND GRANTING CERTAIN VARIATIONS FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE, RECORDED AUGUST 12, 2011 AS DOCUMENT NUMBER 1122410037.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office