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Doc#: 1532256160 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2015 11:53 AM Pg: 1 of 4

Dec ID 20151101641700
ST Tax \$1,240.00 CO Tax \$620.00

THIS INSTRUMENT PREPARED
BY:

Charles L. Byrum
MELTZER, PURTILL & STELLE LLC
1515 E. Woodfield Road
Suite 250
Schaumburg, IL 60173

15019132SK

BM 1/9/15



ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 12th day of November, 2015, between MERITUS HOMES, INC., an Illinois corporation ("Grantor"), duly authorized to transact business in the State of Illinois, and MITCHELL SHAPIRO and KARIN SHAPIRO, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY ("Grantee"), whose mailing address is 2329 Catherine Street, Northbrook, Illinois 60062.

WITNESSETH, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN, 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 on **Exhibit A** hereto (the "Property").

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 Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto Grantee and Grantee's successors and assigns forever.


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 recited; and Grantor 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 those Permitted Exceptions in Exhibit B attached hereto and made a part hereof.

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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., an Illinois corporation (the "Corporation") 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 Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of November, 2015.




Notary Public

MAIL TO:
Margaret F. Sauser
Attorney at Law
360 S. Waukegan, Suite C
Deerfield, IL 60015

SENT SUBSEQUENT TAX BILLS TO:
Mitchell Shapiro and Karin Shapiro
2329 Catherine Street
Northbrook, IL 60062

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EXHIBIT A

Legal Description

LOT 1 IN HUGHES RESUBDIVISION NUMBER TWO, BEING A RESUBDIVISION OF LOT 1 IN HUGHES RESUBDIVISION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID HUGHES RESUBDIVISION NUMBER TWO THEREOF RECORDED MAY 19, 2014 AS DOCUMENT NUMBER 1413934061 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number:

04-09-405-032-0000 (underlying PIN affects land and other property)

Address of real estate: 2329 Catherine St Street, Northbrook, IL 60062

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EXHIBIT B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE FOR 2015 AND SUBSEQUENT YEARS
2. BUILDING LINE(S), EASEMENTS AND COVENANTS AS SHOWN ON THE PLAT OF HUGHES RESUBDIVISION NUMBER TWO RECORDED AS DOCUMENT NO. 1413934061