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Doc#: 1611950101 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2016 11:36 AM Pg: 1 of 4

Dec ID 20160401690340
ST/CO Stamp 1-221-058-880 ST Tax \$1,685.00 CO Tax \$842.50

ABOVE SPACE FOR RECORDER'S USE ONLY

CT 16003539SLK 192

THIS INSTRUMENT PREPARED

BY:

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 18th day of April, 2016, between MERITUS HOMES, INC., an Illinois corporation ("Grantor"), duly authorized to transact business in the State of Illinois, and DAVID R. WILSON and DINA WILSON, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY ("Grantee"), whose mailing address is 820 Oakwood Avenue, Wilmette, Illinois 60091. ** husband & wife*

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 18th day of April, 2016.





Notary Public

MAIL TO:
~~Zucker & Boyer, Ltd.~~
~~323 Lake Avenue~~
~~Suite 15C-303~~
~~Wilmette, IL 60091~~

SENT SUBSEQUENT TAX BILLS TO:
David Wilson and Dina Wilson
820 Oakwood Avenue
Wilmette, IL 60091

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EXHIBIT A

Legal Description

LOT 23 IN BLOCK 13 IN GREENLEAF AND MORSE'S SUBDIVISION OF BLOCKS 12, 13, 15, 16, 19 AND 21 IN VILLAGE OF WILMETTE PLAT OF SAID GREENLEAF AND MORSE'S SUBDIVISION RECORDED SEPTEMBER 18, 1872 IN BOOK 2 OF PLATS, PAGE 85 IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 05-34-219-022-0000

Address of real estate: 820 Oakwood Avenue, Wilmette, Illinois

Village of Wilmette Real Estate Transfer Tax 1000 - 15411	\$1,000.00 APR 18 2016 Issue Date _____	Village of Wilmette Real Estate Transfer Tax 1000 - 15410	\$1,000.00 APR 18 2016 Issue Date _____
Village of Wilmette Real Estate Transfer Tax 1000 - 15412	\$1,000.00 APR 18 2016 Issue Date _____	Village of Wilmette Real Estate Transfer Tax Fifty - 3435	\$50.00 APR 18 2016 Issue Date _____
Village of Wilmette Real Estate Transfer Tax 1000 - 15408	\$1,000.00 APR 18 2016 Issue Date _____	Village of Wilmette Real Estate Transfer Tax Five - 4358	\$5.00 APR 18 2016 Issue Date _____
Village of Wilmette Real Estate Transfer Tax 1000 - 15409	\$1,000.00 APR 18 2016 Issue Date _____		

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EXHIBIT B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE 2nd HALF 2015, 2016 AND SUBSEQUENT YEARS
2. BUILDING LINE 40.00 FEET AS ESTABLISHED BY AGREEMENT RECORDED APRIL 23, 1908 AS DOCUMENT 4191998
3. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY WHICH MAY AFFECT THE LAND

Property of Cook County Clerk's Office