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AFTER RECORDING RETURN TO:

PRIMUS REALTY GROUP 30 N. GOULD ST. SHERIDAN, WY 82801 SPECIAL WARRANTY DEED

Doc#: 1618849107 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Affidavit Fee: \$2.00 Karen A. Yarbrough Cook County Recorder of Deeds

Date: 07/06/2016 02:07 PM Pg: 1 of 3

Space Above This ____

_, 2016, between M/I/ HOMES OF THIS INDENTURE, made this 26 day of MAY CHICAGO, L.C, 400 East Diehl Road, Suite 230, Naperville, Illinois 60563, party of the first part, and Primus Realty Group LLC, a Wyoming limited liability company, party of the second part, 30 N. Gould Street Suite 5309, She idan, WY 82801;

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 party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the pracy of the second part, the real estate situated in the County of Cook, State of Illinois and legally described 's fo'lows:

PARCEL ONE:

Lot 14 in Pleasant Square subdivision, being a Resubdivision of Lots 15 through 23, all inclusive, and Lots 29 through 35, all inclusive, in Robert Bartletts Pleasant Acres, a subdivision of the East 1/2 of the Northwest 1/4 of Section 22, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

Together with all and singular the hereditaments and pururtenances 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 whats sever, 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.

> VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX

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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 GENERAL REAL ESTATE T C

TAXES NOT YET DUE AND PAYABLE AND SET BACKS, BUILDING LINES, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.
IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the date first above written.
M/I/ HOMES OF CHICAGO, LLC
By: Name: HUNDIH. MHRTIN Title: REGION PRESIDENT
This deed is exempt pursuant to (arapraph (e), Real Estate Transfer Tax Law (35 ILCS 200/31-45)
THIS INSTRUMENT PREPARED BY: John H. Mays, Gould & Ratner LLP, 222 N. LaSalle Street, Suite 800, Chicago, Illinois.
STATE OF Livings
STATE OF /ccimii)) SS COUNTY OF Define)
The undersigned, a Notary Public in and for said County in the Start aforesaid, do hereby certify that Montal Warfin personally known to me as the Region Warfin 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 they signed and delivered the same instrument as said their free and voluntary act, pursuant to authority given, for the uses and purposes therein set forth.
Given under my hand and official seal, this 26 day of 194, 2016.
My Commission Expires: OREGORY COLLINS ONOTATIVE Public Notary Public
Permanent Real Estate Index Number(s): 07-22-113-008

Address of real estate:

Lot 14 in Pleasant Square Subdivision - Vacant Land

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STATEMENT BY GRANTOR AND GRANTEE

GRANTOR STATEMENT: The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTOR:
M/I/ HOMES OF CHICAGO, LLC

Signature:
Name:

SUBSCRIBED AND SWCZII TO
BEFORE ME THIS 26 DAY OF May , 2016

GREGORY COLLINS
OFFICIAL SEAL
Notery Public State of Illinois
My Commission Expires
July 27, 2016

GRANTEE STATEMENT: The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is enther a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTEE

Primus Realty Group LLC

Date: U/UA/W/K

Signature:

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 3 DAY OF July

___, 201

Notary Public

{Attach to deed or ABI to be recorded in Cook County, Illinois, is exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.}

4846-5514-5521, v. 1

BARBARA C PATTI "OFFICIAL SEAL" My Commission Expires January 6, 2019