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THIS INSTRUMENT PREPARED
BY:

Scott D. Gudmundson
Gudmundson Law, P.C.
250 Parkway Drive, Suite 150
Lincolnshire, Illinois 60069

Doc#: 1733849348 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2017 01:56 PM Pg: 1 of 4

Dec ID 20171101661595
ST/CO Stamp 1-821-022-240 ST Tax \$1,250.00 CO Tax \$625.00

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

170 RB79WF
This SPECIAL WARRANTY DEED, made this 22nd day of November, 2017, between M/I HOMES OF CHICAGO, LLC, a Delaware limited liability company ("Grantor"), with an address of 400 East Diehl Road, Second Floor, Naperville, IL 60563, and Beechen & Dill Homes, Inc., an Illinois corporation ("Grantee"), with an address of 7512 County Line Rd., Burr Ridge, IL 60527.

WITNESSETH, that Grantor, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, forever, the real estate, situated in the County of Cook and State of Illinois known and legally described in Exhibit A attached hereto.

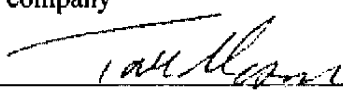
| | | | |
|-------------------------------|--------------------|----------------------------------|--------------------|
| 13378 Adeline Ct., Lemont, IL | 22-34-302-009-0000 | 13442 Adeline Ct., Lemont, IL | 22-34-302-016-0000 |
| 13420 Adeline Ct., Lemont, IL | 22-34-302-010-0000 | 13401 Adeline Circle, Lemont, IL | 22-34-302-023-0000 |
| 13426 Adeline Ct., Lemont, IL | 22-34-302-011-0000 | 13395 Adeline Circle, Lemont, IL | 22-34-302-024-0000 |
| 13432 Adeline Ct., Lemont, IL | 22-34-302-012-0000 | 13389 Adeline Circle, Lemont, IL | 22-34-302-025-0000 |
| 13449 Adeline Ct., Lemont, IL | 22-34-302-015-0000 | 13377 Adeline Ct., Lemont, IL | 22-34-302-027-0000 |

And that Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done, or suffered to be done, anything whereby said real estate hereby conveyed is, or may be, in any manner encumbered or charged, except as herein recited, and that the said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor will warrant and defend SUBJECT TO: the exceptions to title set forth on Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its managers the day and year first above written.

GRANTOR:

M/I HOMES OF CHICAGO, LLC, a Delaware limited liability company

By: 

J. Thomas Mason
Executive Vice President and Chief Legal Officer

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STATE OF OHIO)
) SS
 COUNTY OF FRANKLIN)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that J. Thomas Mason, as the Executive Vice President and Chief Legal Officer of M/I Homes of Chicago, LLC, a Delaware limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act as said Executive Vice President and Chief Legal Officer, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and Notarial Seal this 22nd day of November, 2017.



Kimberly L. McCoy

 Notary Public

AFTER RECORDING MAIL TO"

Vince Rosanova
 Rosanova & Whitaker, Ltd.
 23 West Jefferson Ave., 2nd Floor
 Naperville, IL 60540

SEND SUBSEQUENT TAX BILLS TO:

Beechen & Dill Homes, Inc.
 7512 County Line Rd
 Burr Ridge, IL 60527

REAL ESTATE TRANSFER TAX

04-Dec-2017



| | |
|---------------|-----------------|
| COUNTY: | 625.00 |
| ILLINOIS: | 1,250.00 |
| TOTAL: | 1,875.00 |

22-34-302-009-0000

| 20171101661595 | 1-821-022-240

COOK County Clerk's Office

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EXHIBIT A TO DEED

Legal Description

LOTS 223-226, 229, 230, 237-239, AND 241, IN KETTERING P.U.D. UNIT SEVEN, BEING A SUBDIVISION IN THE SOUTH ½ OF THE SOUTHWEST ¼ AND THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2015 AS DOCUMENT NO. 1535229044 IN COOK COUNTY, ILLINOIS.

| <u>Lot No.</u> | <u>Common Address</u> | <u>PIN</u> | <u>Lot Size (sq. ft.)</u> |
|----------------|--|--------------------|---------------------------|
| 223 | 13375 Adeline Ct., Lemont, IL 60439 | 22-34-302-009-0000 | 16,118 |
| 224 | 13420 Adeline Ct., Lemont, IL 60439 | 22-34-302-010-0000 | 12,169 |
| 225 | 13426 Adeline Ct., Lemont, IL 60439 | 22-34-302-011-0000 | 12,150 |
| 226 | 13432 Adeline Ct., Lemont, IL 60439 | 22-34-302-012-0000 | 12,150 |
| 229 | 13449 Adeline Ct., Lemont, IL 60439 | 22-34-302-015-0000 | 13,779 |
| 230 | 13443 Adeline Ct., Lemont, IL 60439 | 22-34-302-016-0000 | 13,545 |
| 237 | 13401 Adeline Circle, Lemont, IL 60439 | 22-34-302-023-0000 | 13,281 |
| 238 | 13395 Adeline Circle, Lemont, IL 60439 | 22-34-302-024-0000 | 14,693 |
| 239 | 13389 Adeline Circle, Lemont, IL 60439 | 22-34-302-025-0000 | 15,220 |
| 241 | 13377 Adeline Ct., Lemont, IL 60439 | 22-34-302-027-0000 | 18,474 |

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EXHIBIT B TO DEED

Exceptions to Title

1. non-delinquent general real estate taxes and special taxes or assessments;
2. acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
3. Terms, provisions, conditions and limitations of an ordinance, a copy of which was recorded May 5, 2008 as document 0812615142 annexing the land to the Village of Lemont;
4. Ordinance No. 0-87-12 recorded August 13, 2013 as document 1322522077 authorizing the execution of an amended annexation agreement for 131.14 acres located at the Southwest corner of Parker Road and 131st Street, in Lemont, Illinois, and the terms and provisions of the amended and restated annexation agreement-Kettering attached thereto;
5. Notice of requirements for storm water detention recorded February 11, 2014 as document no. 1404212007;
6. Building line as shown on Kettering P.U.D. Unit Seven recorded December 18, 2015 as Document Number 1535229044. See plat for exact location;
7. Easement for public utilities and drainage, and the easement provisions and grantees as set forth on Kettering P.U.D. Unit Seven recorded December 18, 2015 as Document Number 1535229044. See plat for exact location;
8. Note on the plat of Kettering P.U.D. Unit Seven recorded December 18, 2015 as Document Number 1535229044 for Typical Easements:

CORNER LOTS

15 feet rear, front and street lot lines.
7.5 feet interior side lot line.

INTERIOR LOTS

15 feet rear and front lot lines.
7.5 feet side lot lines.

All easements are for public utilities and drainage unless otherwise noted and are indicated thus. Easements widths shown are typical unless otherwise shown;

9. Note on the plat of Kettering P.U.D. Unit Seven recorded December 18, 2015 as Document Number 1535229044.

Non Residential Lots

Lot 262 to be deeded to Homeowner's Association

Lot 263 to be deeded to Homeowner's Association

Lot 264 to be deeded to Village of Lemont, IL;

10. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, relating in part to association, assessment and lien therefor, as set forth in the document set forth below, as amended from time to time recorded on May 8, 2015 as recording no. 1512818013.
11. Supplement No. 1 to Declaration for Kettering recorded March 14, 2016 as Document No. 1607422002.
12. Supplement No. 1 to Declaration for Kettering recorded July 18, 2017 as Document No. 1719915104.