

DEC. 09. 2008

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A02136031

File No.: 803113 Acc.
Benchmark Title Company
1124 Hartman Lane
Shiloh, Illinois 62221

STATE OF ILLINOIS
ST. CLAIR COUNTY
BELLEVILLE IL 62220

08 DEC -9 AM 10: 52

Michael T. Costello

RECORDER

Recording Sheet

DO NOT REMOVE THIS PAGE!
IT IS NOW THE FIRST PAGE OF
THE ORIGINAL DOCUMENT.

This sheet is being used for recording purposes only.

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QUIT CLAIM DEED

THIS INDENTURE WITNESSETH,
 That McBRIDE & SON HOMES, INC., a Missouri corporation (f/k/a McBride & Son Associates, Inc.), ("Grantor") duly authorized to transact business in the State of Illinois, for and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to WINDING CREEK ESTATES HOMEOWNERS' ASSOCIATION, a mutual-benefit association and trust for the resident members of Winding Creek Estates Subdivision in St. Clair County, Illinois, ("Association"), created and subject to that certain Winding Creek Estates Indenture of Trust and Restrictions dated _____, 1989 and recorded in the St. Clair County records on March 26, 1990 in Book 2775, Page 2103 as Document No. A01015237 as amended by that certain Amendment to the Winding Creek Estates Indenture of Trust and Restrictions dated _____ day of June, 1997 and recorded in the St. Clair County records on September 29, 1997 in Book 3193, Page 371 as Document No. A01394821 (herein collectively, the "Indenture"), Susie Branz, Trustee (433 Highland Glen Court, O'Fallon, Illinois 62269), Nadia Brahler, Trustee (524 Highland View Drive, O'Fallon, Illinois 62269) and Frank Hautly, Trustee (1414 North Smiley Street, O'Fallon, Illinois 62269) being the current Trustees of such Association ("Grantee") the following described real estate, to-wit:

State Imposed
 Surcharge
 Rental Housing surcharge: \$10.00

APPROVED MAPPING & PLATTING
 Director
 SUBJECT TO ZONING REGULATIONS

The "COMMON GROUND" on the plat of The Highlands at Winding Creek Estates Fifth Addition Plat One as recorded in the St. Clair County, Illinois records on March 29, 1996 in Plat Book 94, Page 44 as Document No. A1318194 being Parcel No. 04-20.0-119-010 *PL*

The "COMMON GROUND" on the plat of Winding Creek Estates Fourth Addition as recorded in the St. Clair County, Illinois records on March 16, 1995 in Plat Book 93, Page 44 as Document No. A01268571 being Parcel No. 04-20.0-106-052 *PL*

The "COMMON GROUND" on the plat of The Highlands at Winding Creek Estates Fifth Addition Plat Two as recorded in the St. Clair County, Illinois records on September 29, 1997 in Plat Book 96, Page 27 as Document No. A01394820 being Parcel No. 04-20.0-120-007 *PL*

The "COMMON GROUND" on the plat of Winding Creek Estates as recorded in the St. Clair County, Illinois records on March 23, 1990 in Plat Book 89, Page 14 as Document No. A01015044 being Parcel Nos. 04-20.0-110-001 and 04-20.0-111-001 *PL*

subject to all matters of fact or of record, liens for real estate taxes or other monetary liens, the Indenture, mineral rights, all applicable laws, rules, regulations and zoning and other use restrictions. *PL*

Grantor hereby conveys and quit claims the foregoing real estate unto Grantee to be held as "Common Properties" as defined in the Indenture.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act. ✓

Dated this 4th day of December, 2008

McBRIDE & SON HOMES, INC.,
a Missouri corporation

By: *[Signature]*
Jeffrey M. Berger, Secretary

STATE OF MISSOURI)
) SS
ST. LOUIS COUNTY)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY THAT JEFFREY M. BERGER**, personally known to me to be the Secretary of McBride & Son Homes, Inc., a Missouri corporation, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of DECEMBER, 2008.



DONNA L. KNESE
My Commission Expires
December 6, 2011
St. Charles County
Commission #07510086

Donna L. Kneze
Notary Public

Future taxes to:

Winding Creek Homeowners' Association
c/o Ms. Susie Branz
433 Highland Glen Court
O'Fallon, IL 62269

Return this document to:

Winding Creek Homeowners' Association
c/o Ms. Susie Branz
433 Highland Glen Court
O'Fallon, IL 62269

This Instrument was prepared by:

Ms. Doreen Miller
General Counsel
Benchmark Title
1124 Hartman Lane
Shiloh, IL 62221

[Faint, illegible stamp]

