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WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Doc#: 1211011022 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2012 09:24 AM Pg: 1 of 5

Preparer File: Traversa - 2250928
FATIC No.: 100390-CHI

THE GRANTOR, M/I Homes of Chicago, LLC, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Claudio Traversa, of 1072 Old Creek Court Elgin, IL 60120 of the County of Kane, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2011 2nd installment and subsequent years

Permanent Real Estate Index Number(s): 0636-410-106-0000

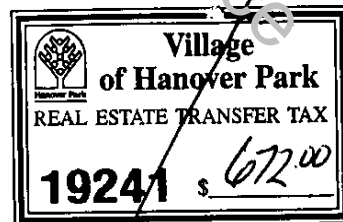
Address(es) of Real Estate: 1640 Persimmon Street
Hanover Park, IL 60133

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Area President this:

21st day of March, 2012.

M/I Homes of Chicago, LLC

By: 
Ronald H. Martin, Area President



FIRST AMERICAN TITLE

ORDER # 2259928
1 of 2



First American
Title Insurance Company

Warranty Deed - Corporation

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
APR. 11. 12
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY
APR. 12. 12
COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00224.00
FP 103027
000015129 #

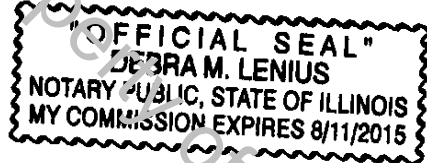
REAL ESTATE TRANSFER TAX
00112.00
FP 103028
000015129 #

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STATE OF ILLINOIS, COUNTY OF WILL : SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ronald H. Martin, personally known to me to be the Area President of the M/I Homes of Chicago, LLC and , personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ronald H. Martin and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of March, 2012.



Notary Public

Prepared by:
M/I Homes of Chicago, LLC
400 E. Diehl Road, Suite 230
Naperville, IL 60563

Mail to:
Mr. Claudio Traversa
1640 Persimmon Street
Hanover Park, IL 60133

Name and Address of Taxpayer:
Mr. Claudio Traversa
1640 Persimmon Street
Hanover Park, IL 60133



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Exhibit "A" – Legal Description

Parcel 1:

Lot 21-1 in Church Street Station Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded September 27, 2005 as Document 0527039099, in Cook County, Illinois.

Parcel 2:

Permanent non-exclusive access easement over Lot 26 for Ingress and Egress for the benefit of Parcel 1 as created by plat of Church Street Station Subdivision recorded as Document Number 0527039099

Parcel 3:

Non-exclusive easement for the benefit of Parcel 1 as created by Agreement of Easements Covenants, Conditions, and Restrictions dated as of September 2, 2004 and recorded September 3, 2004 as Document 0424741026 for the purpose of Access, Storm Sewer System, Stormwater Management, Stormwater Drainage, temporary construction and signage as more fully described in Section 2,3,4 and 6 in said Document.

Parcel 4:

Non-exclusive easement for the benefit of Parcel 1 as created by Declaration of Covenants, conditions, easements and restrictions for the Church Street Station Townhome Owners Association dated February 28, 2006 and recorded March 13, 2006 as Document 0607248067 for the purpose of access in and to the common area and easement of Ingress and Egress over and upon the common area and any other Parcel for any and all purposes arising out of the construction, installation, repair, maintenance, replacement, and inspection of utilities servicing such lot

Property Address: 1640 Persimmon Street, Hanover Park, IL 60133



UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS)
 COUNTY OF Will) SS

I, Ronald H. Martin, Area President of M/I Homes of Chicago, LLC, being duly sworn on oath, states that affiant owns the residence at 1640 Persimmon Street, Hanover Park, IL 60133. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in the size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks or less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

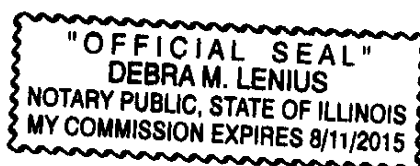

 Ronald H. Martin, Area President
 M/I Homes of Chicago, LLC

SUBSCRIBED and SWORN before me

this 21st day of March

20 12

Notary Public



First American
 Title Insurance Company

Plat Act Affidavit