

# UNOFFICIAL COPY



WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Doc#: 1227842025 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/04/2012 09:03 AM Pg: 1 of 4

Preparer File: 2329994 - Bradley  
FATIC No.: 100512-CHI

THE GRANTOR, M/I Homes of Chicago, LLC, a limited liability company 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 Managers of said limited liability company, CONVEY(S) and WARRANT(S) to David H. Bradley of 1335 Cranbrook Court, Schaumburg, IL 60193 of the County of Cook, 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; General taxes for the year 2012 and subsequent years

Permanent Real Estate Index Number(s): 06-36-410-117-0000

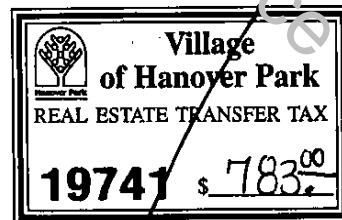
Address(es) of Real Estate: 1660 Persimmon Street  
Hanover Park, IL 60133

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:

21<sup>st</sup> day of September, 2012.

M/I Homes of Chicago, LLC

By: *Ronald H. Martin*  
Ronald H. Martin, Area President



FIRST AMERICAN TITLE  
ORDER # 2329994

S Y  
P 4  
S N  
SC Y  
INT D



First American  
Title Insurance Company

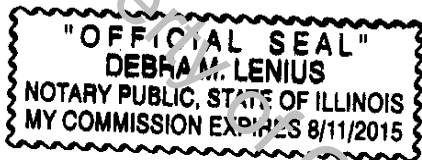
Warranty Deed - LLC

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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 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 signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 21<sup>st</sup> day of September, 2012.

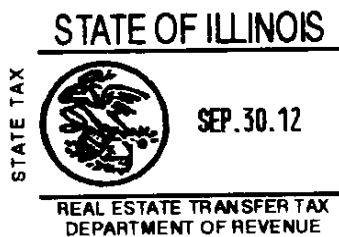


*[Signature]*  
\_\_\_\_\_  
Notary Public

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

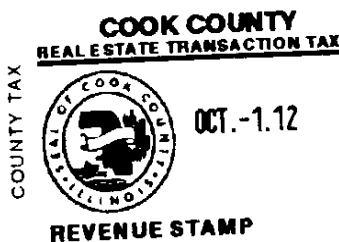
Mail to:  
Mr. D. Bradley  
1660 Persimmon Street  
Hanover Park, IL 60133

Name and Address of Taxpayer:  
Mr. D. Bradley *[Signature]*  
1660 Persimmon Street  
Hanover Park, IL 60133



REAL ESTATE TRANSFER TAX
0026100
FP 103027

# 0000015671



REAL ESTATE TRANSFER TAX
0013050
FP 103028

# 0000015678

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## Exhibit "A" – Legal Description

### PARCEL 1:

LOT 22-6 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 SECTIONS 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: 1660 Persimmon Street, Hanover Park, IL 60133



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## 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 *1660 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 21<sup>st</sup> day of September 20 12

Notary Public

