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Doc#: 1236235070 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2012 03:27 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Preparer File: 2374072 - Ballard
FATIC No.: 100601-CHI

Property of Cook County Clerk's Office

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 Evelyn J. Ballard of 525 S. Cleveland Avenue, Unit 107, Arlington Heights, IL 60005 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; Party wall rights and agreements; General taxes for the year 2012 and subsequent years

Permanent Real Estate Index Number(s): 06-15-203-007-0000-
Underlying

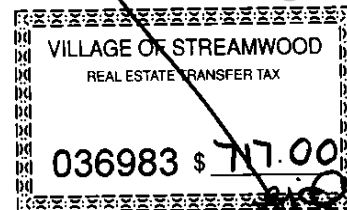
Address(es) of Real Estate: 31 Tallgrass Court
Streamwood, IL 60107

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:

14th day of December, 2012.

M/I Homes of Chicago, LLC

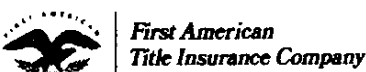
By: Ronald H. Martin
Ronald H. Martin, Area President



REAL ESTATE TRANSFER		12/17/2012
	COOK	\$119.50
	ILLINOIS:	\$239.00
	TOTAL:	\$358.50

FIRST AMERICAN TITLE
ORDER # 2374072

06-15-203-007-0000 | 20121201602333 | JXW25S



Warranty Deed - L

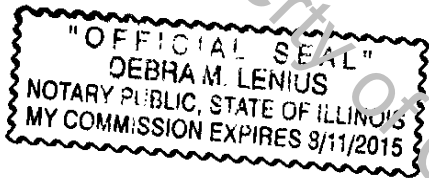
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STATE OF ILLINOIS, COUNTY OF WILL : SS

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 14th day of December, 2012.



[Signature]

Notary Public

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

Mail to:
Pamela J. Panczyk, Attorney at Law
1650 N. Arlington Heights Road, Suite 100
Arlington Heights, IL 60004

Name and Address of Taxpayer:
Ms. Evelyn J. Ballard
31 Tallgrass Court
Streamwood, IL 60107

Cook County Clerk's Office



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Exhibit "A" – Legal Description

Parcel 1:

That part of Lot 17 in Remington Ridge, being a subdivision of part of the North Half of Section 15, Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded May 18, 2006 as Document 0613831122, described as follows: Commencing at the Southeast corner of said Lot 17; thence South 89 degrees 25 minutes 48 seconds West, 65.91 feet along the South line of said Lot 17 to the intersection with the extension of the common wall centerline and the point of beginning; thence continuing South 89 degrees 25 minutes 48 seconds West, 41.71 feet along the South line of said Lot 17 to the intersection with the extension of the common wall centerline; thence North 20 degrees 45 minutes 44 seconds East, 177.68 feet along said common wall centerline and extension thereof to the North line of said Lot 17; thence South 69 degrees 14 minutes 16 seconds East, 38.85 feet along the North line of said Lot 17; thence South 20 degrees 45 minutes 44 seconds West, 162.50 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 over and upon the common area as created and defined by Declaration of Covenants, Conditions, Easements and Restrictions for Remington Ridge Townhome Association recorded October 10, 2007 as Document 0728333099, and as created on the plat of subdivision of Remington Ridge Recorded May 18, 2006 as Document 0613831122.

Parcel 3:

Easement for the benefit of Lot 17 of Parcel 1 for Ingress and Egress over and upon portions of Lots 16 and 18 in Remington Ridge aforesaid as created by plat of said Remington Ridge recorded May 18, 2006 as Document 0613831122.

Property Address: 31 Tallgrass Court, Streamwood, IL 60107



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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 *31 Tallgrass Court, Streamwood, IL 60107*. 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 tracts 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 14th day of December 20 12

Notary Public

