

# UNOFFICIAL COPY

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This document was prepared by:

Lee A. Robertson  
Much Shelist, P.C.  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606



After recording mail to:

E. Kenneth Friker  
Klein, Thorpe & Jenkins, Ltd.  
15010 S. Ravinia Avenue, Ste 10  
Orland Park, IL 60462

Doc#: 1430942066 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2014 11:24 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 27<sup>th</sup> day of October, 2014 between BUILDERS BANK, an Illinois banking corporation ("Grantor"), and VILLAGE OF ORLAND PARK ("Grantee"), of 14700 South Ravinia Avenue, Orland Park, Illinois 60462. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

THE EAST 330.0 FEET OF THE SOUTH 9 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-05-302-007-0000

Commonly known as: 11100 West 143<sup>rd</sup> Street, Orland Park, Illinois 60467

**EXEMPT UNDER PROVISIONS OF PAR. B, SEC. 200/31-45, REAL ESTATE TRANSFER TAX ACT.**

10/27/14 X   
Date Agent

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and

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that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to liens for all current general and special real property taxes and assessments not yet due and payable; lien of supplemental taxes; covenants, restrictions, reservations, rights, rights of way, conditions, and easements of record, if any; rights of existing tenants and/or occupants of the property, if any; any facts or statements an accurate survey and/or an inspection of the property may reveal or disclose; any laws, ordinances, codes or regulations (including, but not limited to, environmental, zoning and building) as to the use, occupancy, subdivision, or improvements of the property, adopted or imposed by any governmental body, or the effect of any non-compliance with or violation thereof, including, but not limited to, any disclosure and/or report required by such law, ordinance, code or regulation.

(SIGNATURE PAGE FOLLOWS)

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

BUILDERS BANK, an Illinois banking corporation

By: [Signature]  
Name: Barrett J. Schulz  
Title: Senior Vice President

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Barrett J. Schulz, the Vice President of Builders Bank, an Illinois banking corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

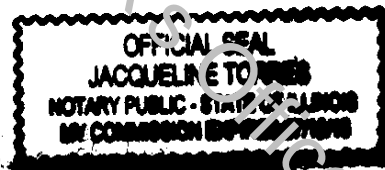
Given under my hand and notarial seal this 21 day of October, 2014.

SEAL

[Signature]  
Notary Public

Send subsequent tax bills to:

Village of Orland Park  
14700 South Ravinia Avenue  
Orland Park, Illinois 60462



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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Maribeth Robinson of Much Shelist, P.C., being duly sworn on oath, states that she offices at 191 North Wacker Drive, Suite 1800, Chicago, Illinois 60606. That the attached deed, for 11100 West 143<sup>rd</sup> Street, Orland Park, Illinois, 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 of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of 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 easement 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 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

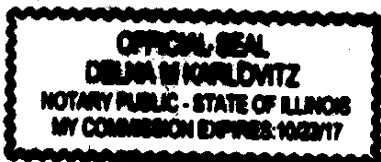
Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Much Shelist, P.C.

By: Maribeth Robinson  
Maribeth Robinson, agent

SUBSCRIBED AND SWORN to before me  
this 22<sup>nd</sup> day of October, 2014.

[Signature]  
Notary Public



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ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

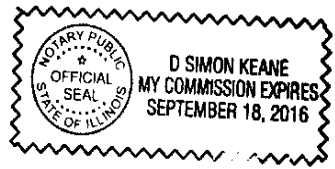
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/27/14

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before me this

\_\_\_\_\_ day of 10/27/14, \_\_\_\_\_ Year  
Day Month Year  
[Signature]  
Notary Public



The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/27/14

[Signature]  
Signature of Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

\_\_\_\_\_ day of 10/27/14, \_\_\_\_\_ Year  
Day Month Year  
[Signature]  
Notary Public

