

UNOFFICIAL COPY



Doc#: 1513116050 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2015 12:54 PM Pg: 1 of 4

Commitment Number: 3341314

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **HB EQUITIES, LLC**, an Illinois Limited Liability Company: 3261
N. Glenn Rd., Bourbonnais, IL 60914

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29-31-123-002-0030

SPECIAL WARRANTY DEED

Flat Rock Properties, LLC, whose mailing address is 4600 South Syracuse Street, Suite 700
Denver, CO 80237, hereinafter grantor, for \$44,500.00 (Forty Four Thousand Five Hundred
Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **HB**
EQUITIES, LLC, an Illinois Limited Liability Company, hereinafter grantees, whose tax
mailing address is 3261 N. Glenn Rd., Bourbonnais, IL 60914, the following real property:

All that certain parcel of land situated in the County of Cook, in the State of Illinois,
described as follows: The West 50 feet of Lot 8 in Block 4 in George W. Johnson's
Subdivision of part of the South 1/2 of the Northwest 1/4 of Section 31, Township 36 North,
Range 14, lying West of the right of way of the Illinois Central Railroad (Except thereof the
East 660.5 feet of the West 1321.0 feet of the South 500.6 feet thereof also that part of the
North 214.0 feet lying east of the West 1,853.0 feet thereof), East of the Third Principal
Meridian, in Cook County, Illinois.

Property Address is: 2145 CEDAR ROAD., HOMEWOOD, IL 60430

CCRD REVIEWER *BM*

STATE OF ILLINOIS



MAY.-8.15

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000023668

REAL ESTATE
TRANSFER TAX

0004450

FP 103037

COUNTY TAX



MAY.-8.15

REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000023613

REAL ESTATE
TRANSFER TAX

0002225

FP 103042

UNOFFICIAL COPY

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1425816099**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on April 27, 2015:

Flat Rock Properties, LLC, By Statebridge Company, LLC as attorney-in-Fact

By: [Signature]

Name: FRYCE A. FENDALL

Its: CEO Director

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me on April 27, 2015 by Bryce Fendall its CEO Director on behalf of **Flat Rock Properties, LLC, By Statebridge Company, LLC as attorney-in-Fact** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

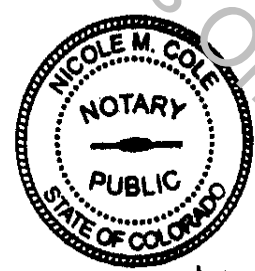
**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative



My Commission Expires July 1, 2019

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF CO)
) SS
 COUNTY OF ARAPAHOE)

DOCUMENT NUMBER _____

I, (Name) BRUCE A. FENDALL , being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 2145 CEDAR ROAD., HOMEWOOD, IL 60430 , and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

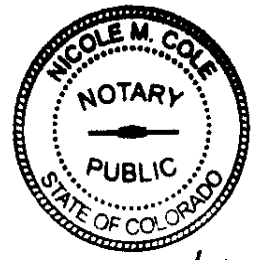
1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
 6. 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;
 7. Conveyance made to correct descriptions in prior conveyances.
 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COOK COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

 Bruce A. Fendall SUBSCRIBED and SWORN to before me this 27 day of April , 20 15 .

(Signature)

NOTARY: Nicole M. Cole
 (seal)



My Commission Expires July 6, 2019