

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY



Doc#: 1527118004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2015 08:20 AM Pg: 1 of 4

Preparer File: 2670191 Prendergast
FATIC No.: 101349-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 Joseph J. Prendergast and Deborah L. Prendergast, Husband and Wife, as tenants by the entirety, of 13017 Seneca, Palos Heights, IL 60463 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 2015 and subsequent years

Permanent Real Estate Index Number(s): 22-34-400-010-0000- Underlying 22-34-400-013-0000-Underlying
22-34-400-014-0000- Underlying 22-34-401-001-0000-Underlying

Address(es) of Real Estate: 13688 Anne Drive
Lemont, IL 60439

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 Region President, this:

10th day of September, 2015.

M/I Homes of Chicago, LLC

By: 
Ronald H. Martin, Region President

FIRST AMERICAN TITLE
REC # 2670191



First American
Title Insurance Company

Warranty Deed - LLC

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UNOFFICIAL COPY

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 Region 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 10th day of September, 2015.

Notary Public

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

Mail to:
Mr. & Mrs. J. Prendergast
13688 Anne Drive
Lemont, IL 60439

Name and Address of Taxpayer:
Mr. & Mrs. J. Prendergast
13688 Anne Drive
Lemont, IL 60439

"OFFICIAL SEAL"
DEBRA M. LENIUS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/11/2019

REAL ESTATE
TRANSFER TAX
00183.00
FP 103042
000025271

STATE OF ILLINOIS
STATE TAX
SEP. 25. 15
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000025262
REAL ESTATE
TRANSFER TAX
00366.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 25. 15
REVENUE STAMP
COUNTY TAX



UNOFFICIAL COPY

Exhibit "A" – Legal Description

Lot 156 in Kettering P.U.D. Unit One, being a subdivision of the East 1/2 of the Southeast 1/4 of Section 34, Township 37 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 18, 2014 as document number 1423029019, in Cook County, Illinois.

Property Address: 13688 Anne Drive, Lemont, IL 60439

Property of Cook County Clerk's Office



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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, Ronald H. Martin, Region President of M/I Homes of Chicago, LLC, being duly sworn on oath, states that affiant owns the residence at *13688 Anne Drive, Lemont, IL 60439*. 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, Region President
M/I Homes of Chicago, LLC

SUBSCRIBED and SWORN before me
this 10th day of September 20 15

Notary Public

