

UNOFFICIAL COPY



Doc#: 1536541017 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2015 10:47 AM Pg: 1 of 5

This instrument was prepared by:
Bruce J. Waldman
Cohen, Salk & Huvad
630 Dundee Road, Suite 120
Northbrook, IL 60062

After recording return to:
Scott D. Gudmundson
Gudmundson Law, P.C.
250 Parkway Drive, Suite 150
Lincolnshire, Illinois 60069

Send subsequent tax bills to:
M/I Homes of Chicago, LLC
400 East Diehl Road, Suite 230
Naperville, Illinois 60563

For Recorder's Office Use Only

SPECIAL WARRANTY DEED

GLEN OAK ESTATES, LLC, an Illinois limited liability company ("Grantor"), having an address of 5441 Fargo Ave., Skokie, Illinois 60077, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY unto **M/I HOMES OF CHICAGO, LLC**, a Delaware limited liability company ("Grantee"), having an address of 400 East Diehl Road, Suite 230, Naperville, Illinois 60563, the real estate situated in the County of Cook, in the State of Illinois, described as follows (the "Real Estate"):

SEE EXHIBIT A ATTACHED HERETO

PINS: 22-34-302-003-0000; 22-34-302-005-0000; 22-34-400-010-0000;
22-34-400-013-0000; and 22-34-401-001-0000

ADDRESS: ~~69.92 acres on Derby Road, southwest of the intersection of 121st Street and~~
13400 Parker Road, Lemont, Illinois 60439

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 that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following: general real estate taxes and assessments for the year 2014 and subsequent years; Farming Agreement dated January 1, 2014 with Kopping Farms; acts done or suffered by Grantee; and all other title matters set forth on Exhibit B attached hereto.

S Y
P 5
S N
SC Y
INT D

BUX 333-0

h

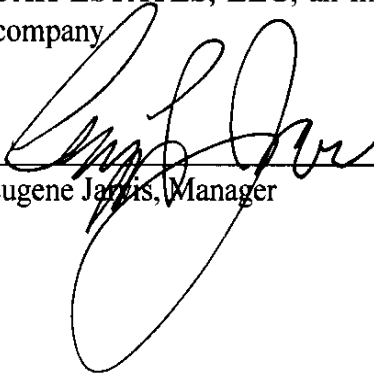
WHEATON
15010376115

UNOFFICIAL COPY

In Witness Whereof, said Grantor has executed this deed as of November 6, 2015.

GLEN OAK ESTATES, LLC, an Illinois limited liability company

By:


Eugene Jarvis, Manager



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

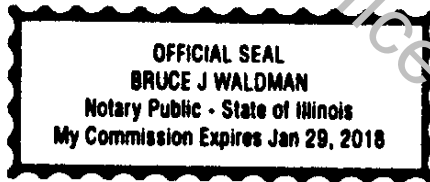
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eugene Jarvis, personally known to me as a manager of GLEN OAK ESTATES, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as such manager of said limited liability company, pursuant to authority given by the members of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of November, 2015.


Notary Public

My Commission Expires: 1-29-18

REAL ESTATE TRANSFER TAX		24-Nov-2015
	COUNTY:	2,761.50
	ILLINOIS:	5,523.00
	TOTAL:	8,284.50



22-34-302-003-0000 | 20150901629832 | 2-013-329-472

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1

THE EAST 5 ACRES OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH, 10.02- ½ CHAINS; THENCE WEST, 6.43 CHAINS, MORE OR LESS, TO AN OLD ROAD; THENCE NORTH 17°30' EAST, 10.57 CHAINS; THENCE EAST, 3.28 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER LYING WEST OF THE FOLLOWING DESCRIBED LINE COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°55'05" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 1,134.88 FEET TO THE POINT OF BEGINNING OF THE EAST LINE OF PARCEL TWO; THENCE SOUTH 1°50'25" EAST, 110.34 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 300.00 FEET, AND A CHORD THAT BEARS SOUTH 9°07'09" EAST, A CHORD DISTANCE OF 76.02 FEET AND AN ARC LENGTH OF 76.22 FEET; THENCE SOUTH 16°23'52" EAST, 12.88 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 300.00 FEET, AND A CHORD THAT BEARS SOUTH 9°43'49" EAST, A CHORD DISTANCE OF 69.66 FEET AND AN ARC LENGTH OF 69.82 FEET; THENCE SOUTH 87°55'05" WEST, 135.04 FEET; THENCE SOUTH 1°54'21" EAST, 90.00 FEET; THENCE SOUTH 1°50'25" EAST, 12.82 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 365.00 FEET, AND A CHORD THAT BEARS SOUTH 14°12'55" EAST, A CHORD DISTANCE OF 156.45 FEET AND AN ARC LENGTH OF 157.67 FEET; THENCE SOUTH 00°28'13" EAST, 78.74 FEET; THENCE SOUTH 81°03'34" EAST, 135.08 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 255.00 FEET, AND A CHORD THAT BEARS SOUTH 4°47'41" WEST, A CHORD DISTANCE OF 79.04 FEET AND AN ARC LENGTH OF 59.17 FEET; THENCE SOUTH 1°51'11" EAST, 37.52 FEET; THENCE SOUTHERLY AND EASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 480.00 FEET AND A CHORD THAT BEARS SOUTH 26°02'38" EAST, A CHORD DISTANCE OF 393.38 FEET AND AN ARC LENGTH OF 405.32 FEET TO A POINT OF CUSP; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 180.00 FEET, AND A CHORD THAT BEARS SOUTH 13°47'50" WEST, A CHORD DISTANCE OF 97.12 FEET AND AN ARC LENGTH OF 98.33 FEET; THENCE SOUTH 1°51'11" EAST, 601.73 FEET; THENCE NORTH 88°08'49" EAST, 75.22 FEET; THENCE SOUTH 01°51'11" EAST, 135.00 FEET; THENCE SOUTH 5°02'24" WEST, 158.78 FEET; THENCE SOUTH 0°42'17" EAST, 125.00 FEET; THENCE SOUTH 6°03'30" EAST, 60.28 FEET; THENCE SOUTH 2°01'23" EAST, 213.72 FEET; THENCE SOUTH 20°27'29" EAST, 63.25 FEET; THENCE SOUTH 2°01'23" EAST, 125.00 FEET TO THE SOUTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER AND THERE TERMINATING, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT B

Permitted Title Matters

R 25. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED FEBRUARY 11, 2014 AS DOCUMENT NUMBER 1404213007.

K 20. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND FALLING WITHIN ROADS AND HIGHWAYS.

L 21. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES AS DISCLOSED BY SURVEY MADE BY BRANECKI-VIRGILIO & ASSOCIATES, INC., LAND TITLE SURVEY FILE NO. No. 869-2, DATED AUGUST 18, 2014.

M 22. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY RANGING APPROXIMATELY 0.08 FEET TO 0.44 FEET, AS SHOWN ON PLAT OF SURVEY MADE BY BRANECKI-VIRGILIO & ASSOCIATES, INC., LAND TITLE SURVEY FILE NO. No. 869-2, DATED AUGUST 18, 2014.

N 23. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF AN ORDINANCE, A COPY OF WHICH WAS RECORDED MAY 5, 2008 AS DOCUMENT 0812615142 ANNEXING THE LAND TO THE VILLAGE OF LEMONT.

P 24. VILLAGE OF LEMONT ORDINANCE NO. O-63-10 RECORDED SEPTMEBER 24, 2010 AS DOCUMENT 1026718036 AUTHORIZING THE EXECUTION OF AN AMENDED ANNEXATION AGREEMENT FOR GLEN OAK ESTATES, AND THE TERMS AND PROVISIONS OF THE FIRST AMENDMENT TO THE ANNEXATION AGREEMENT ATTACHED THERETO.

ORDINANCE NO. O-87-12 RECORDED AUGUST 13, 2013 AS DOCUMENT 1322522077 AUTHORIZING THE EXECUTION OF AN AMENDED ANNEXATION AGREEMENT FOR 131.14 ACRES LOCATED AT THE SOUTHWEST CORNER OF PARKER ROAD AND 131ST STREET, IN LEMONT, ILLINOIS, AND THE TERMS AND PROVISIONS OF THE AMENDED AND RESTATED ANNEXATION AGREEMENT-KETTERING ATTACHED THERETO.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

Eugene Jarvis, Manager of Glen Oak Estates, LLC, being duly sworn on oath, states that he resides at 5441 Fargo Ave., Skokie, Illinois 60077. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or 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 or blocks of less than 1 acre of 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 interest 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 a 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. Conveyances 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 a registered 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 instrument aforesaid is a conveyance of an existing parcel or tract of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO 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.

SUBSCRIBED AND SWORN to
 Before me this 6th day of
 November, 2015

Eugene Jarvis
 Eugene Jarvis, Manager

Bruce J Waldman
 NOTARY PUBLIC

