

UNOFFICIAL COPY

Owner Arnie's Realty, LLC an Illinois
limited liability company
* Address 14687 Sibley Boulevard,
Harvey, Illinois 60426
Route Wood Street
County Cook
Job No. R-90-011-14
Parcel No. 0L70299
P.I.N. No. 29-07-217-059
Section n/o Little Calumet River
Project No. --
Station 206+30.00 to
Station 207+53.28
Contract No. --
Catalog No. --



Doc# 1713146044 Fee \$46.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/11/2017 11:33 AM PG: 1 OF 5

WARRANTY DEED (Limited Liability Company) (Non-Freeway)

Arnie's Realty, LLC an Illinois limited liability company, a limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Thirty Thousand Two Hundred Sixty-Five and 00/100's Dollars (\$30,265.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate:

See attached legal description

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

EXEMPT



№ 17861

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Dated this 2nd day of February, 2017.

Arnie's Realty, LLC an Illinois limited liability company

Company Name

By: Alicia A. Arnold
Signature

Alicia A Arnold manager
Print Name and Title

State of Illinois)
County of Cook) ss
)

This instrument was acknowledged before me on February 2, 2017, by Alicia A. Arnold, as Manager of Arnie's Realty, LLC an Illinois limited liability company

(SEAL)



Sara L Spitler
Notary Public

My Commission Expires: 03/07/20

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

02/02/17
Date

Alicia A. Arnold
Buyer, Seller or Representative
2-8-17

This instrument was prepared by and after recording, mail this instrument TO GRANTEE'S ADDRESS

Illinois Department of Transportation
201 West Center Court
Schaumburg, IL 60196
ATTN: Sheila Derka, Land Acquisition

Mail future tax bills to: Arnie's Realty, LLC
835 McClintock Drive, 2nd FL
Burr Ridge, IL 60527

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14687 SIBLEY BLVD
HARVEY, IL 60426

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Section:
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Station: 206+30.00 to 207+53.28
Index No.: 29-07-217-059

That part of Lots 10 and 11 in Block 204 in Harvey, recorded June 2, 1892 as Document Number 1689900, being a subdivision of the Northeast Quarter of Section 7, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System East Zone, NAD 83 (2011 adjustment), with a combined factor of 0.9999321 described as follows:

Beginning at the northeast corner of said Lot 11, thence South 00 degrees 45 minutes 11 seconds East, on the east line of said Lot 11, a distance of 93.40 feet to the northwesterly line of a parcel acquired in Case 74 L 11694, as described in Lis Pendens Notice recorded July 22, 1974 as document number 22789954; thence South 44 degrees 25 minutes 51 seconds West, on said northwesterly line, 42.37 feet to the north line of Sibley Boulevard as acquired in Case 97 L 50072, as described in Lis Pendens Notice recorded January 17, 1997 as document number 97040320; thence South 89 degrees 42 minutes 56 seconds West, on said north line, 12.67 feet; thence North 64 degrees 45 minutes 27 seconds East, 11.79 feet; thence North 38 degrees 03 minutes 06 seconds East, 34.35 feet; thence North 00 degrees 45 minutes 11 seconds West, 91.52 feet to the north line of said Lot 11; thence North 89 degrees 38 minutes 24 seconds East, on said north line, 10.50 feet for the point of beginning.

Said parcel containing 0.029 acres, more or less.

RECEIVED

OCT 28 2015 *ML*
PLATS & LEGALS

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0L70299

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

}

COUNTY OF COOK

Mark D. Mathewson, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 2400, Chicago, Illinois 60602. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantor owns 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 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 of 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 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.

CIRCLE NUMBER 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.

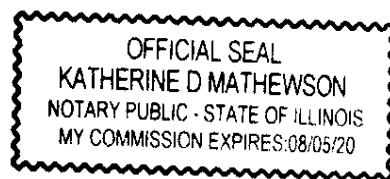
Mark D Mathewson

SUBSCRIBED and SWORN to before me

this 7th day February, 2017

Katherine D Mathewson

Notary Public



UNOFFICIAL COPY

0L70299

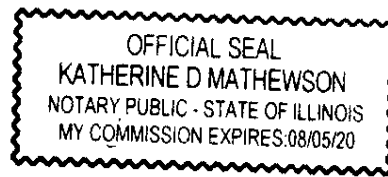
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated 2/9/17

Signature: Mark D Mathewson
Grantor or Agent

Subscribed and sworn to before me
By the said Mark D. Mathewson
This 9th day of February, 2017
Notary Public Katherine D. Mathewson

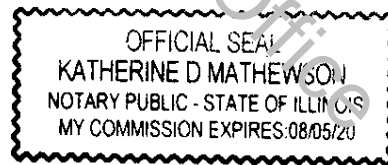


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 2/9/17

Signature: Mark D Mathewson
Grantee or Agent

Subscribed and sworn to before me
By the said Mark D. Mathewson
This 9th day of February, 2017
Notary Public Katherine D. Mathewson



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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)