

# UNOFFICIAL COPY

Doc#: 1728315053 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/10/2017 10:34 AM Pg: 1 of 2

Dec ID 20170901624551  
ST/CO Stamp 1-087-354-816 ST Tax \$85.00 CO Tax \$42.50

## SPECIAL WARRANTY DEED

### Mail Tax Statements To:

Cold River Land, LLC  
P.O. Box 2249  
Cumming, GA 30028

00176241509  
FIDELITY NATIONAL  
TITLE INSURANCE

KNOW ALL MEN BY THESE PRESENTS, that **PEOPLES BANK OF KANKAKEE COUNTY** ("Grantor"), a bank duly authorized to transact business in the State of Illinois, with an address of 315 Main NW, Bourbonnais, IL 60914, for and in consideration of TEN DOLLARS (\$10.00) and pursuant to authority given by the Board of said bank, to it in hand paid at and before the sealing of these presents by **CSMA BLT, LLC**, a Delaware Limited Liability Company, duly organized and existing under the laws of the State of Delaware, with an address of 1850 Parkway Place, SE, Suite 900, Marietta, GA 30067 ("Grantee"), the receipt of which is hereby acknowledged, has hereby granted, bargained, sold and released and by these presents does, subject to all covenants, restrictions and easements of record ("Exceptions"), grant, bargain sell and release unto the said **CSMA BLT, LLC**, its successor and assigns, the following described property situated in the County of Cook, State of Illinois:

Lot 103 in Woodgate Green Unit 1, being a subdivision of part of the South Half of the Northwest Quarter of Section 17, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded July 13, 1972 as Document 21974684, in Cook County, Illinois.

Commonly known as: 5705 Allemong Drive, Matteson, IL 60443

PIN: 31-17-214-012-0000

Subject, however, to all valid outstanding easements, rights-of-way, mineral leases, mineral reservations and mineral conveyances of record.

Being the same property conveyed to **PEOPLES BANK OF KANKAKEE COUNTY**, by deed recorded June 29, 2017, as Document Number 1718008302.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises before mentioned unto the said **CSMA BLT, LLC**, its successors and assigns forever.

And, subject to the Exceptions, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the

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said **CSMA BLT, LLC**, its successors and assigns, against Grantor and Grantor's successors and assigns lawfully claiming through or under Grantor, but against none other.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President/CEO this 28<sup>th</sup> day of September, 2017.

**PEOPLES BANK OF KANKAKEE COUNTY,**

By: [Signature]  
Its: Pres/CEO

ATTEST:

By: M.M. Olszewski  
Its: VP/CCO

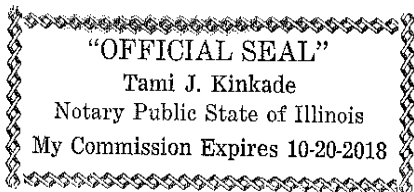
REAL ESTATE TRANSFER TAX		06-Oct-2017
COUNTY:		42.50
ILLINOIS:		85.00
TOTAL:		127.50

31-17-214-012-0000 | 20170901624551 | 1-087-354-816

STATE OF ILLINOIS )  
  )SS  
COUNTY OF KANKAKEE )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeffrey V. Hammes personally known to me to be the President/CEO of said bank who is the grantor, and Matthew M. Olszewski personally known to me to be the VP/Chief Credit Officer of said bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Pres/CEO and VP/CCO of said bank, and caused the seal of said bank to be affixed thereto, pursuant to authority given by the Board of Directors of said bank, as their free and voluntary act, and as the free and voluntary act of said bank, for the purposes therein set forth.

Given under my hand and Notarial Seal this 28<sup>th</sup> day of September, 2017.



Tami J. Kinkade  
Notary Public [Signature]

**PREPARED BY:**  
PAULA M. JACOBI  
BARMANN, BOHLEN & JACOBI, P.C.  
200 E. Court Street, Suite 602  
Kankakee, Illinois 60901

**RETURN TO:**  
**CSMA BLT, LLC** Firstkey Homes, LLC  
1850 Parkway Place SE, Suite 900  
Marietta, GA 30067