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Doc# 1734806047 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. VARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2017 12:23 PM PG: 1 OF 7

PREPARED BY AND RETURN TO:

John R. Krugh
1800 Bering Drive, Suite 350
Houston, Texas

SEND SUBSEQUENT TAX BILLS:

PARK HARBOR VILLAGE, LLC
1876 N 1640 W, Provo UT 84604

SPECIAL WARRANTY DEED

December 11, 2017

Grantor: Park Harbor, LLC

Grantee: Park Harbor Village, LLC

REAL ESTATE TRANSFER TAX
51069
Calumet City • City of Homes \$ 4,000

REAL ESTATE TRANSFER TAX
51068
Calumet City • City of Homes \$ 4,040

STATE TAX
STATE OF ILLINOIS
DEC. 12. 17
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000027362
REAL ESTATE TRANSFER TAX
0012150
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 14. 17
REVENUE STAMP
0000000075
REAL ESTATE TRANSFER TAX
0050500
FP 103046

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

THIS AGREEMENT, made this ^{11th} ~~7th~~ day of December, 2017, between **PARK HARBOR, LLC**, a Texas limited liability company, party of the first part, and **PARK HARBOR VILLAGE, LLC**, an Illinois limited liability company, whose address is 1876 N 1640 W, Provo UT 84604, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of TEN DOLLARS (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, CONVEY AND CONFIRM REMISE, RELEASE, unto the party of the second part, and to its successors and assigns, FOREVER, all the following real estate, situated in the County of Cook and State of Illinois known and described as set forth in Exhibit "A", attached hereto and made a part hereof for all purposes.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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: subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

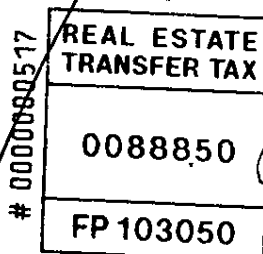
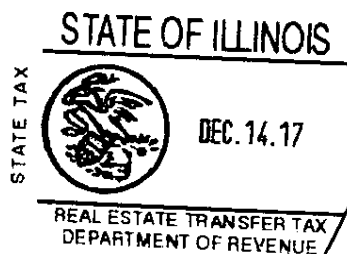
IN WITNESS WHEREOF, said party of the first part has executed and delivered this Special Warranty Deed as of the day and year first above written.

PARK HARBOR, LLC

A Texas limited liability company

By: 

Brian Menold, Manager



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SEND SUBSEQUENT TAX BILLS:

PERMANENT INDEX NO.

PARK HARBOR VILLAGE, LLC
1876 N 1640 W, Provo UT 84604

29-01-300-005-0000
29-01-300-011-0000
29-01-300-056-000

STATE OF _____

COUNTY of _____

I, the undersigned a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Menold, as Manager of and on behalf of PAG PARK HARBOR, LLC 5, a Texas limited liability company whose name is signed to the foregoing instrument and who is known to me, acknowledge before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily act of Park Harbor, LLC for the uses and purpose therein expressed.

Given under my hand and official seal, this _____ day of November, 2017.

Notary Public

Commission expires _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE

**NOTARY DOCUMENT
ATTACHED**

UNOFFICIAL COPY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

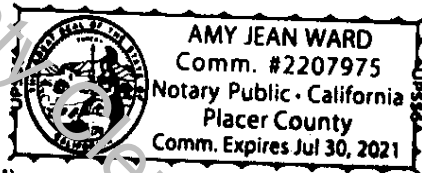
On 12.07.2017 before me, Amy Jean Ward , Notary Public
(insert name and title of the officer)

personally appeared Brian J. Menold
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

Property Clerk's Office

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PROPERTY DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF STONEY ISLAND AVENUE AS WIDENED WHICH IS 131.70 FEET EAST OF THE WEST LINE OF SAID SECTION 1 AND 133 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 1 AND RUNNING THENCE EAST ALONG A LINE WHICH IS 133 FEET NORTH OF THE SOUTH LINE OF SECTION 1 AND THE NORTH LINE OF PROPERTY OF PENNSYLVANIA RAILROAD COMPANY FOR A DISTANCE OF 800 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED LINE FOR A DISTANCE OF 375 FEET; THENCE WEST ON A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SECTION 1 TO A POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH EAST LINE OF STONEY ISLAND AVENUE AS WIDENED; THENCE SOUTH ALONG SAID EASTERLY LINE OF STONEY ISLAND AVENUE AS WIDENED TO A PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 103 FEET OF THE SOUTH 133 FEET OF THE WEST 1300 FEET OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A STRIP OF LAND 20 FEET IN WIDTH IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 133 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 1, SAID POINT BEING 20.06 FEET EAST OF THE EAST LINE OF A TRACT CONVEYED TO FRANK BAZEK BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 14, 1948 AS DOCUMENT 14461204; THENCE NORTH PARALLEL WITH SAID EAST LINE OF SAID TRACT A DISTANCE OF 395 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 1, A DISTANCE OF 804.25 FEET TO THE EAST LINE OF STONEY ISLAND AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF STONEY ISLAND AVENUE, A DISTANCE OF 20.06 FEET TO THE NORTH LINE OF THE AFORESAID TRACT; THENCE EAST ALONG SAID NORTH LINE OF SAID TRACT, A DISTANCE OF 785.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO AN INTERSECTION WITH SAID LINE DRAWN PARALLEL WITH AND 133 FEET NORTH OF SAID SOUTH LINE OF SECTION 1; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 4 Oak Ct. Calumet City, IL 60409

EXHIBIT "A"

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

)SS.

COUNTY OF _____)

_____ being duly sworn on oath, states that he resides _____
_____. That the attached deed is not in violation of Section 1 of the Plat Act
(765 ILCS 205/1) for one of the following reasons:

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

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 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 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 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 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 configurations 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 preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

CIRCLE LETTER OR NUMBER 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 _____ day of _____

NOTARY PUBLIC

**NOTARY DOCUMENT
ATTACHED**

UNOFFICIAL COPY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

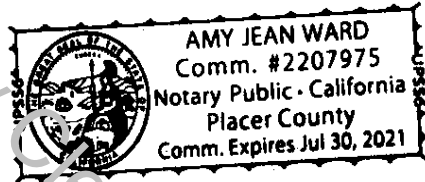
On 12.07.2017 before me, Amy Jean Ward, Notary Public
(insert name and title of the officer)

personally appeared Brian J. Menold
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Property of Placer County Clerk's Office