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Prepared By:

Maureen A. Maffei, Esq.
ICE MILLER LLP
2300 Cabot Drive, Ste.455
Lisle, IL 60532

After Recording Mail To:

Maureen A. Maffei, Esq.
ICE MILLER LLP
2300 Cabot Drive, Ste.455
Lisle, IL 60532

Future Tax Bills:

Sandra Semler Hazem
650 Pleasant Lane
Lombard, IL 60148



Doc# 1735506031 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2017 11:08 AM PG: 1 OF 5

RECORDING COVER PAGE FOR LOST WARRANTY DEED AND RELATED AFFIDAVIT

This page added for the purposes of affixing Recording Information.

Common Address: 3019 North Rose Street, Franklin Park, Illinois 60131

Legal Description:

LOTS 16, 17, 18, 19, 20, 21, AND 22 IN BLOCK 8 IN FRANKLIN PARK, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTH-WEST ¼ OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 12-27-106-015-0000
12-27-106-016-0000
12-27-106-017-0000
12-27-106-018-0000
12-27-106-019-0000



Exempt from review under Franklin Park document requirements pursuant to Paragraph A (1) of Section 7-1084 of the Franklin Park Village Code.

ORIGINAL DATE OF INSTRUMENT:

SEPTEMBER 2, 2003

UNOFFICIAL COPY**AFFIDAVIT OF LOST WARRANTY DEED**

STATE OF WISCONSIN

) SS

COUNTY OF Rock

I, Paul Owen, declare and state as follows:

1. I have personal knowledge of the facts set forth hereinafter and if called as a witness, could and would competently testify herein.

2. I am currently, and at all times relevant herein was, a Manager of Owen Land Company, LLC, a Wisconsin limited liability company.

3. On or about September 2, 2003, John K. Owen was the President and a Manager of Owen Land Company, LLC.

4. On that same date, John K. Owen executed a Warranty Deed on behalf of Owen Land Company, LLC, pursuant to which Owen Land Company LLC conveyed all of its interest in the following described real property located in Franklin Park (Cook County) Illinois:

LOTS 16, 17, 18, 19, 20, 21, AND 22 IN BLOCK 8 IN FRANKLIN PARK, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PINS: 12-27-106-015-0000, 12-27-106-016-0000, 12-27-106-017-0000,
12-27-106-018-0000, and 12-27-106-019-0000

Commonly referred to as: 3019 North Rose Street, Franklin Park, Illinois 60131 ("Property")

to Sandra Semler Hazemi a/k/a Sean Sean Semler. A copy of the September 2, 2003 Warranty Deed is attached hereto as Exhibit A.

5. By agreement of the parties to the September 2, 2003 Warranty Deed (ie. Owen Land Company, LLC and Sandra Semler Hazemi), the original September 2, 2003 Warranty Deed was mailed to Sandra Semler Hazemi for recording.

6. Owen Land Company, LLC has recently been made aware that Sandra Semler Hazemi failed to record the September 2, 2003 Warranty Deed.

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7. Since executing the September 2, 2003 Warranty Deed and delivering same to Sandra Semler Hazemi, Owen Land Company, LLC has exercised no control over the Property, it having conveyed all of its interest in the Property to Sandra Semler Hazemi.

8. Owen Land Company, LLC has been advised that consistent with the September 2, 2003 Warranty Deed, Sandra Semler Hazemi has in fact been exercising control over the Property, specifically upon information and belief, initially operating her business at the Property and thereafter, entering into a lease with Juana Garcia and Roxana Ventura.

9. Owen Land Company, LLC has been unsuccessful in its attempts to reach Sandra Semler Hazemi to determine the whereabouts of the originally executed September 2, 2003 Warranty Deed.

10. Consistent with the express intentions of the parties to the September 2, 2003 Warranty Deed, Owen Land Company, LLC hereby records a copy of the September 2, 2003 Warranty Deed that it maintained in its records, to confirm that as of September 2, 2003, Owen Land Company, LLC released any and all interest that it had in the Property and conveyed same to Sandra Semler Hazemi.

11. For purposes of clarity and not limitation, Owen Land Company, LLC has had no interest, ownership or otherwise, in the Property since at least as early as September 2, 2003.

12. All future correspondence, including but not limited to tax bills, should be sent to Sandra Semler Hazemi at 3019 North Rose Street, Franklin Park, Illinois 60131


Further, Affiant sayeth naught.



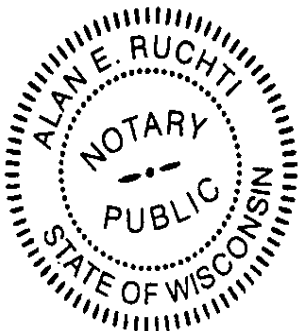
Paul Owen, Manager
Owen Land Company, LLC

STATE OF WISCONSIN
COUNTY OF Rock

Signed and sworn to before me on this
14th day of November, 2017.



Notary Public



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WARRANTY DEED

OWEN LAND COMPANY, LLC

A WISCONSIN LIMITED LIABILITY COMPANY

of the City of Janesville, County of Rock, and State of Wisconsin, in consideration of the sum of ten and no/100 (\$10.00) dollars, the receipt and sufficiency of which are hereby acknowledged, does hereby convey unto the Grantee, Sandra Semler Hazemi a/k/a Sean Semler, of the City of Chicago, County of Cook and State of Illinois, all interest in the following described real estate situated in Cook County, Illinois:

Lots 16, 17, 18, 19, 20, 21 and 22 in Block 8 in Franklin Park, being a subdivision of the West 1/2 of the Northwest 1/4 of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent 12-27-106-015-0000, 12-27-106-016-0000
Index Nos. 12-27-106-017-0000, 12-27-106-018-0000
and 12-27-106-019-0000

Common Address: 3019 North Rose Street
Franklin Park, IL 60131

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Building lines and building laws and ordinances; (c) Use and occupancy restrictions; and (d) Conditions and covenants of record.

Together with all hereditaments and appurtenances thereunto belonging or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, her successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, her successors and assigns, that its has not done or suffered to be done, anything whereby the 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 them, they WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused her named to be hereto affixed and has caused their name to be signed to these presents by, John K. Owen, its President and attested to by, [Signature], its V.P., this 2 day of August, 2003.

ATTEST:



This stamp processed pursuant to Section 7-10B-4 A (2) of the Franklin Park Village Code governing review of documents.

September
Owen Land Company, LLC

By: [Signature]
Its: President

By: [Signature]
Its: V.P.

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STATE OF WISCONSIN)
)
COUNTY OF ROCK) §§

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named *John J. Owen*, *President* of Owen Land Company, LLC, and the above-named *Michael C. Lambert* of Owen Land Company, LLC, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this *2* day of *August* 2003.

Signature
Michael C. Lambert
Notary Public

Prepared by: *James A. Larson, Esq.*
Larson & Nierling
11 S. LaSalle - Suite 2500
Chicago, Illinois 60603

Mail to:

Send Tax
Bills to:

PROPERTY OF COOK COUNTY CLERK'S OFFICE