

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

FIRST AMERICAN TITLE
FILE# 2899413



1801604045D

Doc# 1801604045 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/16/2018 01:20 PM PG: 1 OF 4

Preparer File: 2899413 Jessop-Hjerpe
FATIC No.: 102332-CH

THE GRANTOR, M/I Homes of Chicago, LLC, a limited liability company created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Justin D. Jessop and Samantha N. Hjerpe, husband and wife, as tenants by the entirety, of 114 Annapolis Drive, Vernon Hills, IL 60061, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2017 and subsequent years

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

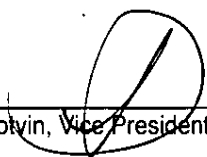
Permanent Real Estate Index Number(s): 22-34-413-032-0000-New

Address(es) of Real Estate: 29 Anne Circle
Lemont, IL 60439

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President of Operations, this:

22nd day of December, 2017.

M/I Homes of Chicago, LLC

By: 
Brian Potvin, Vice President of Operations

REAL ESTATE TRANSFER TAX

09-Jan-2018



COUNTY: 197.75
ILLINOIS: 395.50
TOTAL: 593.25

22-34-413-032-0000

20171201671602 | 0-375-102-496



First American
Title Insurance Company

Special Warranty Deed - LLC

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STATE OF ILLINOIS, COUNTY OF KANE

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Brian Potvin, personally known to me to be the Vice President of Operations of the M/I Homes of Chicago, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Brian Potvin signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of December, 2017.



Prepared by:
M/I Homes of Chicago, LLC
400 E. Diehl Road, Suite 230
Naperville, IL 60563

Mail to:
Justin D. Jessop & Samantha N. Hjerpe
29 Anne Circle
Lemont, IL 60439

Name and Address of Taxpayer:
Justin D. Jessop & Samantha N. Hjerpe
29 Anne Circle
Lemont, IL 60439

Property of Cook County Clerk's Office



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Exhibit "A" – Legal Description

LOT 197 IN KETTERING P.U.D. UNIT FIVE, BEING A SUBDIVISION THE SOUTH HALF OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2015 AS DOCUMENT NUMBER 1535229046, IN COOK COUNTY, ILLINOIS.

Property Address: 29 Anne Circle, Lemont, IL 60439

Property of Cook County Clerk's Office



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PLAT ACT AFFIDAVIT


STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, Brian Potvin, Vice President of Operations, of M/I Homes of Chicago, LLC, being duly sworn on oath, states that affiant owns the residence at 29 Anne Circle, Lemont, IL 60439. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own 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 the size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks or 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 as right of way for railroads or other public utility facilities, which does not involve any new streets or easements 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

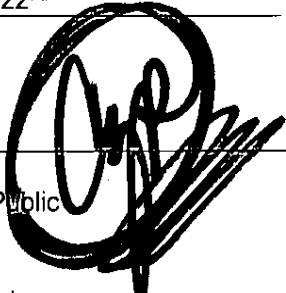
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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.



 Brian Potvin, Vice President of Operations
 M/I Homes of Chicago, LLC

SUBSCRIBED and SWORN before me
this 22nd day of December 20 17



 Notary Public

