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142-280785

Doc#: 1812801273 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2018 01:27 PM Pg: 1 of 4

WARRANTY DEED

Dec ID 20180401647632
ST/CO Stamp 0-463-051-040

THE GRANTORS, THOMAS G. FRANTIK AND BRUCE N. GERASKEY, tenants in common, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT unto **GERASKEY FRANTIK LLC**, of 1807 W. Diehl Rd, Ste 105, Naperville, Illinois, County of DuPage, all interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT A

PIN: 22-20-403-006-0000

Street Address: 44 Stephen St, Lemont, Illinois, County of Cook 60439

This is not homestead property.

SUBJECT TO: covenants, conditions and restrictions of record, all private, public and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements.

Dated this 13 day of

March, 2018

Exempt under provisions of paragraph e
35 ILCS 200/31-45 - Property Tax Code
<u>3/13/18</u> <u>Thomas G. Frantik</u>
Date Thomas G. Frantik

In witness Whereof, the GRANTORS have caused their names to be signed hereto.

Thomas G. Frantik
THOMAS G. FRANTIK

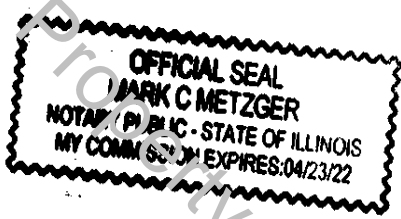
Bruce N. Geraskey
BRUCE N. GERASKEY

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STATE OF ILLINOIS, COUNTY OF DePue ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT THOMAS G. FRANTIK AND BRUCE N. GERASKEY, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of March, 2018



Mark C. Metzger (Notary Public)

Prepared By: Mark C. Metzger
1807 W. Diehl Rd, Ste 105
Naperville, IL 60563

Mail To:

GERASKEY FRANTIK LLC
C/O MARK C. METZGER
1807 W. Diehl Rd, Ste 105
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		18-Apr-2018
COUNTY	ILLINOIS	0.00
TOTAL:		0.00
22-20-403-006-0000 20180401647632 0-463-051-40		

Name & Address of Taxpayer:

GERASKEY FRANTIK LLC
C/O MARK C. METZGER
1807 W. Diehl Rd, Ste 105
Naperville, IL 60563

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF BLOCK 5 IN SINGER AND TALCOTT'S STONE COMPANY SUBDIVISION RECORDED JUNE 4, 1872 AS DOCUMENT NUMBER 14986, BEING A SUBDIVISION OF THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ILLINOIS AND MICHIGAN CANAL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCK 5 WHICH IS 105 FEET SOUTHEASTERLY OF THE NORTH EAST CORNER OF SAID BLOCK 5 MEASURED ALONG THE SAID EASTERLY LINE; RUNNING THENCE SOUTH WEST PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 5, A DISTANCE OF 180 FEET; THENCE RUNNING SOUTH EAST PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 105 FEET MORE OR LESS, TO THE NORTHERLY LINE OF ILLINOIS AND MICHIGAN CANAL RESERVE STRIP, RUNNING THENCE NORTH EAST ALONG SAID ILLINOIS AND MICHIGAN CANAL STRIP A DISTANCE OF 180 FEET TO THE EASTERLY LINE OF SAID BLOCK 5, RUNNING THENCE NORTH WEST ALONG THE EASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 105 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING IN LEMONT, COOK COUNTY, ILLINOIS, EXCEPTING THE FOLLOWING PORTION:

BEGINNING AT THE MOST SOUTHEASTERN CORNER OF SAID BLOCK 5; THENCE ON AN ASSUMED BEARING OF SOUTH 54 DEGREES, 45 MINUTES 54 SECONDS WEST ALONG THE SOUTHERLY LINE OF BLOCK 5, 10.50 FEET; THENCE NORTH 35 DEGREES 00 MINUTES 02 SECONDS WEST, 90.00 FEET; THENCE NORTH 54 DEGREES 45 MINUTES 54 SECONDS EAST, 10.50 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK 5; THENCE SOUTH 35 DEGREES 00 MINUTES 03 SECONDS EAST, 80.00 FEET ALONG THE EASTERLY LINE OF BLOCK 5, TO THE POINT OF BEGINNING, ALL IN LEMONT, COOK COUNTY, ILLINOIS, WHICH PORTION WAS PREVIOUSLY CONVEYED TO THE VILLAGE OF LEMONT IN A WARRANTY DEED RECORDED ON JUNE 3, 1992 AS DOCUMENT NO. 92-287449 IN COOK COUNTY, ILLINOIS.

PIN: 22-20-403-006-0000

STREET ADDRESS: 44 STEPHEN STREET
LEMONT, IL 60439

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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 Mar 14, 2018

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said Mark Metzger
This 15th day of March, 2018
Notary Public *[Handwritten Signature]*

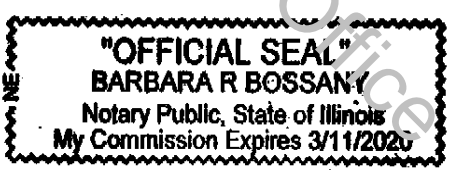


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date Mar 14, 2018

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said Mark Metzger
This 15th day of March, 2018
Notary Public *[Handwritten Signature]*



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