

# UNOFFICIAL COPY



Doc# 1820408050 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/23/2018 02:42 PM PG: 1 OF 3

**WARRANTY DEED**  
**Statutory (ILLINOIS)**  
**(Corporation to**  
**Not-For-Profit Corporation)**

**MAIL TO:**

Griffin & Gallagher, LLC  
10001 S. Roberts Road  
Palos Hills, Illinois 60465

**MAIL TAX BILLS TO:**

Castletown Homes, Inc.  
22 West Connaught Road  
Lemont, Illinois 60439

**THE GRANTOR(S):** Castletown Homes, Inc., 22 West Connaught Road, Lemont, Illinois 60439, a Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company **CONVEYS** and **WARRANTS** to

**The Townhomes at Seven Oaks Association, 22 West Connaught Road, Lemont, Illinois 60439**

A Not – For – Profit Corporation organized and existing under and by virtue of the laws of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 7 AND OUTLOTS A AND B IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION OF PART OF LOT 21 IN THE COUNTY CLERK'S DIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PLAT OF SUBDIVISION BEING RECORDED APRIL 18, 2016 AS DOCUMENT NUMBER 1610929068. ALL IN COOK COUNTY ILLINOIS.

**SUBJECT TO:** covenants, conditions, and restrictions of record; and to General Taxes for 2018 and subsequent years.

Permanent Index Number (PIN): 22-27-300-091-0000, 22-27-300-092-0000 and 22-27-300-093-0000 (PIQ)

Address(es) of Real Estate:

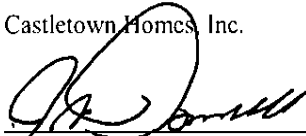
Lot 7 and Outlot(s) A and B, Pond and Common Areas for the Townhomes at Seven Oaks Association, located at Appx. 14280 McCarthy Road, Lemont, Illinois 60439

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President and Secretary, this date:

July 16, 2018

Castletown Homes, Inc.



John McDonnell, its President

Attest:



Ann Bell, its Secretary

State of Illinois )  
County of Cook )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John McDonnell and Ann Bell, President and Secretary of Castletown Homes, Inc. and personally known to me to be the same person(s) and officers whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors and as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this date: July 16, 2018

Commission expires 10 - 29 2021 Gary Mazian  
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

Exempt under provisions of the Illinois Real Estate Transfer Tax Act 35 ILCS 200/31-45(c)

Date: July 16 - 2018 Representative Gary Mazian, atty

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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 and hold title to real estate under the laws of the State of Illinois.

Date: July 16, 2018. Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor  
this 16 day of July, 2018.

[Signature]  
Notary Public



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 title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 16, 2018. Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee  
this 16 day of July, 2018.

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a sales statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.