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Doc#: 1825355084 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2018 09:59 AM Pg: 1 of 6

Prepared by:
William M. Brennan
Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive, Second Floor
Burr Ridge, Illinois 60527

Dec ID 20180901676166
ST/CO Stamp 2-014-290-080

and after recording return to:

Judith N. Kolman
Rosenthal Murphey Coblenz & Donahue
30 N. LaSalle, Ste. 1624
Chicago, IL 60602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 5 day of September, 2018, between WILLIAM GALLAHER a/k/a WILLIAM A. GALLAHER, having an address at 22311 Governors Highway, Richton Park, Illinois 60471 ("**Grantor**"), and VILLAGE OF RICHTON PARK, an Illinois municipal corporation, having an address at 4455 Sauk Trail, Richton Park, Illinois 60471 ("**Grantee**").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[SIGNATURE PAGE TO FOLLOW]

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

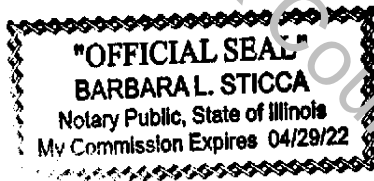
GRANTOR:

By: William Gallaher
William Gallaher a/k/a William A. Gallaher

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Gallaher a/k/a William A. Gallaher, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 5 day of September, 2018.



Barbara L. Sticca
Notary Public

My Commission Expires: _____

MAIL SUBSEQUENT TAX BILLS TO:

Village of Richton Park
Attn: Ronald E. Lanz
4455 Sauk Trail
Richton Park, Illinois 60471

County Clerk's Office

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EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Lot 3 (except the East 40 feet) in Campbell's Subdivision of the North 292 feet of the West Quarter of the North East Quarter of Section 34, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Number: 31-34-200-015-0000

Address of real estate: 4319 Sauk Trail, Richton Park, Illinois 60471

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EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

- General real estate taxes not due and payable at the time of closing;
- 35 Foot Building Line as shown on Plat recorded as Document 14270177;
- 10 Foot easement along the rear for public utilities as shown on Plat.

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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.

Dated September 7, 2018 Signature: William M. Golden, Jr. & William M. Golden, Jr.
Grantor or Agent

Subscribed and sworn to before me by the
said William Brennan / Agent
this 7th day of September
2018.

Lisa Straka-Socha
Notary Public

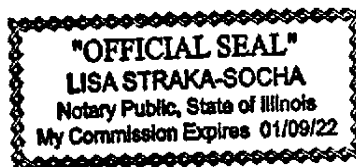


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated September 7, 2018 Signature: William M. Golden, Jr. & William M. Golden, Jr.
Grantee or Agent

Subscribed and sworn to before me by the
said William Brennan / Agent
this 7th day of September
2018.

Lisa Straka-Socha
Notary Public



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.]

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EXEMPT FROM TAXATION UNDER THE PROVISIONS
OF PARAGRAPH 6 SECTION OF THE ILLINOIS REAL
ESTATE TRANSFER TAX ACT AND PARAGRAPH 4
SECTION OF THE COOK COUNTY TRANSFER TAX
ORDINANCE AND THE CITY OF CHICAGO. 200.1266
7/7/18 [Signature]
Date Buyer, Seller or Representative