

UNOFFICIAL COPY

* Owner Meridian Equity, LLC
Address 1275 Lee Street,
Des Plaines, Illinois *60018*
Route US Route 12/45 (Lee Street)
County Cook
Job No. R-90-001-16
Parcel No. 0LN0020
P.I.N. No. 09-20-400-041
Section 14-00220-00-TL
Project No. --
Station 31+88.11 to
Station 33+03.14
Contract No.
Catalog No.



Doc# 1907746201 Fee \$46.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/18/2019 03:18 PM PG: 1 OF 5

WARRANTY DEED (Limited Liability Company) (Non-Freeway)

Meridian Equity, LLC, a limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Eight Thousand and 00/100's Dollars (\$8,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate:



See attached legal description

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Exempt deed or instrument
eligible for recordation
without payment of tax.

S. B. Row 2/28/19
City of Des Plaines

| REAL ESTATE TRANSFER TAX | | 18-Mar-2019 |
|--|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 09-20-400-041-0000 20190201610288 1-830-776-224 | | |

UNOFFICIAL COPY

Dated this 25th day of February, 2019.

Meridian Equity, LLC
Company Name
By: [Signature]
Signature
Eric Nelson, Manager
Print Name and Title

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on February 25, 2019, by
Eric Nelson, as Manager
of Meridian Equity, LLC



[Signature]
Notary Public
My Commission Expires: 4/2/2021

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

2/25/2019
Date

[Signature]
Buyer/Seller or Representative

This instrument was prepared by and after recording, mail this instrument and future tax bills to:

GRANTEE'S ADDRESS

Illinois Department of Transportation
201 West Center Court
Schaumburg, IL 60196
ATTN: Sheila Derka, Land Acquisition

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1275 LEE STREET
DES PLAINES, IL 60018

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(U.S. Route 12 & 45)
Section: 14-00220-00-TL
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That part of Lot 1 in Silver Stallion Subdivision, being a Resubdivision of Lot 1 in Seneca Subdivision, being a Subdivision in the Southeast Quarter of Section 20, Township 41 North, Range 12, East of the Third Principal Meridian, (except from said Lot the North 70.00 feet thereof lying West of a line drawn at right angles to the North line of said Lot, 130.71 feet East of the Northeast corner thereof), according to the plat thereof recorded March 6, 2001 as Document No. 0010172095, and Certificate of Correction recorded March 6, 2001 as Document No. 0010172178, in Cook County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate system, East Zone, North American Datum of 1983 (CORS96, 2002 Adjustment) with a combined scale factor of 0.999975000, described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 00 degrees 03 minutes 26 seconds East along the West line of said Lot 1 (also being the East line of the Lee Street right of way per Document No. 5289458), a distance of 114.97 feet to the Northwest corner of said Lot 1; thence North 86 degrees 29 minutes 41 seconds East along the North line of said Lot 1, a distance of 0.91 feet; thence South 02 degrees 21 minutes 17 seconds East, 83.79 feet; thence South 01 degrees 46 minutes 03 seconds East, 30.98 feet to the South line of said Lot 1; thence South 86 degrees 29 minutes 41 seconds West along the South line of said Lot 1, a distance of 5.43 feet; to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.009 acres/377.181 sq. ft. more or less.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

}

COUNTY OF COOK

Mark D. Mathewson, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 2400, Chicago, Illinois 60602. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantor owns 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 size which does not involve any new streets or easements of access.
3. The division of Lots or blocks of 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 of right of way for railroads or other public utility facilities, which does not involve any new streets or easement 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO 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.

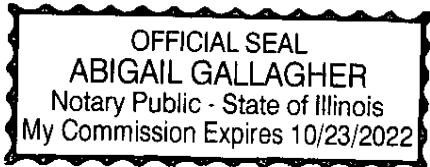
Mark Mathewson

SUBSCRIBED and SWORN to before me

this 25 day of February, 2019.

Abigail Gallagher

Notary Public



1907746201

UNOFFICIAL COPY *DLN0020*

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 2/25/19

Signature: *Mark Mathewson*
Grantor or Agent

Subscribed and sworn to before me
By the said Mark Mathewson
This 25th day of February, 2019
Notary Public *[Signature]*

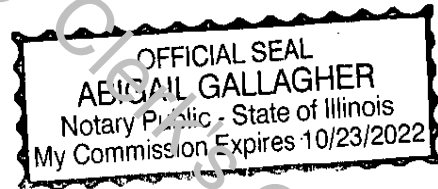


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 2/25/19

Signature: *Mark Mathewson*
Grantee or Agent

Subscribed and sworn to before me
By the said Mark Mathewson
This 25th day of February, 2019
Notary Public *[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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)