

SPECIAL WARRANTY DEED
GENERAL

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Doc# 1925308556 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/10/2019 03:42 PM PG: 1 OF 3

THE GRANTOR, Equestrian Meadows Development Company, LLC, of the Village of Orland Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, remise(s), release(s), alien(s), and convey(s) to Castletown Homes, Inc., of 22 W Connaught Road, Lemont, Illinois (Grantee's Address), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 10, 11 and 25 IN EQUESTRIAN MEADOWS PLANNED UNIT DEVELOPMENT PHASE 1, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED TRACT: THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF, AND ALSO EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2016 AS DOCUMENT NUMBER 1620119106, IN COOK COUNTY, ILLINOIS

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: covenants, conditions, and restrictions of record, and building lines and easements, and general real estate taxes not due and payable at time of closing, and construction work done on site by Castletown Homes Inc.

Permanent Real Estate Index Number(s):

22-26-205-004-0000 (Lot 10)

22-26-205-005-0000 (Lot 11)

22-26-203-012-0000 (Lot 25)

NOT HOMESTEAD PROPERTY.

Address of Real Estate:

12960 Belmont Parkway, Lemont IL 60439

12944 Belmont Parkway, Lemont IL 60439

12146 Saddlebrook Lane, Lemont IL 60439

Dated this 7 day of August, 2019

Equestrian Meadows Development Company, LLC

James Marth, Manager

Ann Bell, Manager

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STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Marth and Ann Bell, managers of Equestrian Meadows Development Company, LLC, personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, and the free and voluntary act of said Company, 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 7th day of ~~April~~^{August}, 2019.

Christine Gentile

(Notary Public)



Prepared By:
Matthew M Klein
324 W Burlington
LaGrange IL 60525

Mail To:
Castletown Homes Inc
22 W Connaught Road, Lemont, Illinois

Name and Address of Taxpayer
Castletown Homes Inc
22 W Connaught Road, Lemont, Illinois

REAL ESTATE TRANSFER TAX

10-Sep-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

22-26-205-004-0000 | 20190801654934 | 0-585-622-112

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 7 | 2019

SIGNATURE: *James Marth*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

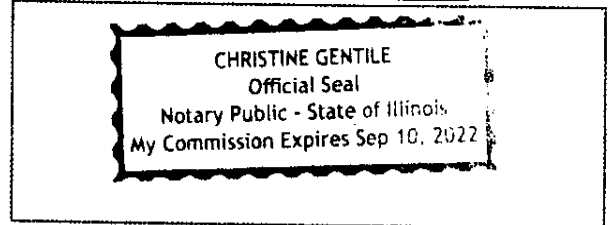
Subscribed and sworn to before me, Name of Notary Public: Christine Gentile

By the said (Name of Grantor): James Marth

On this date of: 8 | 7 | 2019

NOTARY SIGNATURE: *Christine Gentile*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 7 | 2019

SIGNATURE: *Ann Bell*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

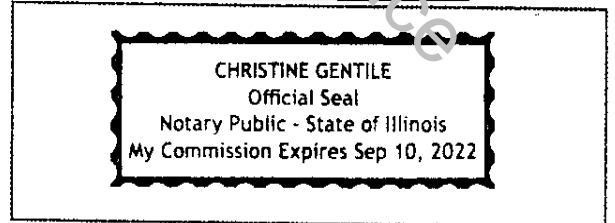
Subscribed and sworn to before me, Name of Notary Public: Christine Gentile

By the said (Name of Grantee): Ann Bell

On this date of: 8 | 7 | 2019

NOTARY SIGNATURE: *Christine Gentile*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)