

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (General)

Doc#. 2010003248 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/09/2020 12:45 PM Pg: 1 of 4

Dec ID 20200301646412
ST/CO Stamp 1-718-964-448

The Grantor, New Horizon Homes Builder Inc., an Illinois corporation of P.O. Box 406, Lemont, Illinois 60439, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to: Joseph M. Coleman and Elizabeth R. Coleman, husband and wife, as tenants by the entirety of 1317 North Larrabee Street, Unit 305 Chicago, IL 60610, following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE PAGE TWO FOR LEGAL DESCRIPTION,

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, (c) covenants, conditions and restrictions of record, so long as it does not interfere with the current use and enjoyment of the property.

Permanent Index Number PIN: 22-31-101-005-0000 & 22-31-111-011-0000 (affects underlying land)
Address of Real Estate: vacant property located at Willow Drive, South of 127th Street and West of I-355, Lemont, Illinois 60439

DATED this 20 day of March, 2020
New Horizon Homes Builder Inc., an Illinois corporation

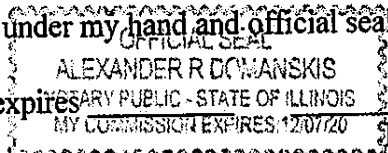
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By Patricia A. Jurinek, Its Authorized Officer

State of Illinois )
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia A. Jurinek, on behalf of New Horizon Homes Builder Inc., an Illinois corporation, 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 she signed, sealed and delivered the said instrument as her 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 20th day of March, 2020.



Notary Public

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## LEGAL DESCRIPTION

Premises commonly known as: vacant property located at Willow Drive, South of 127<sup>th</sup> Street and West of I-355, Lemont, Illinois.

~~PARCEL NS-702-012 2EX~~

*See Attached legal 11  
"Exhibit A"*

~~THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS:~~



~~BEGINNING AT THE NORTHEAST CORNER OF LOT 29 IN ROLLING MEADOWS PHASE 3, BEING A SUBDIVISION OF PART OF SAID NORTHWEST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2003 AS DOCUMENT NO. 0030282602 THENCE NORTH 88 DEGREES 34 MINUTES 36 SECONDS EAST, ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 114.20 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF OUTLOT A, IN SAID ROLLING MEADOWS PHASE 3; THENCE SOUTH 01 DEGREES 37 MINUTES 57 SECONDS EAST, ON SAID NORTHERLY EXTENSION, 103.97 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT A; THENCE SOUTH 88 DEGREES 46 MINUTES 04 SECONDS WEST, ON THE NORTH LINE OF SAID OUTLOT A, 114.27 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A; THENCE NORTH 01 DEGREE 35 MINUTES 33 SECONDS WEST, ON THE EAST LINE OF LOT 29, A DISTANCE OF SAID 103.59 FEET TO THE POINT OF BEGINNING.~~

~~SAID PARCEL CONTAINING 0.272 ACRES 11,855 SQUARE FEET), MORE OR LESS.~~

Mail To:  
Dominic Mancini  
133 Fuller Road  
Hinsdale, Illinois 60521

Send Tax Bills To:  
Joseph M. Coleman and Elizabeth R. Coleman  
16431 Willow Drive, Lot 3 of 3A Rolling  
Meadow  
Lemont, Illinois 60439

Prepared by: Alexander R. Domanskis, Boodell & Domanskis, LLC, One North Franklin Street, Suite 1200, Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		24-Mar-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
22-31-111-011-0000   20200301646412   1-718-964-448		

*Frang & Co Inc  
35 ELCW 200 / 21.75 (+)  
ahnd  
- City of State  
3/24/20*

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## EXHIBIT "A"

That part of LOT 3 OF THE FINAL PLAT OF ROLLING MEADOWS PHASE 3A, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4, RECORDED MAY 22, 2019 AS DOCUMENT 1914216005 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, described as follows:

That part of the Land falling within that part of the Northwest quarter of Section 31, Township 37 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, bearings based on Illinois state plane coordinates, East zone, and 83 (2011 adjustment), described as follows: Beginning at the Northeast corner of Lot 29 in Rolling Meadows Phase 3, being a subdivision of part of said Northwest quarter, according to the plat thereof recorded February 27, 2003 as Document no. 0030282602; thence North 88 degrees 54 minutes 36 seconds East, on the Easterly extension of the North line of said Lot 29, a distance of 114.20 feet to the Northerly extension of the East line of Outlot A in said Rolling Meadows Phase 3; thence South 01 degree 37 minutes 57 seconds East, on said Northerly extension, 103.97 feet to the Northeast corner of said Outlot A; thence South 88 degrees 46 minutes 04 seconds West, on the North line of said Outlot A, 114.27 feet to the Northwest corner of said Outlot A; thence North 01 degree 35 minutes 33 seconds West, on the East line of Lot 29, a distance of said 103.59 feet to the point of beginning

Office of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her 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: 7/24/20

[Signature]  
\_\_\_\_\_  
[Signature]

Subscribed and sworn to before me  
by the said [Signature]  
this 24<sup>th</sup> day of Jul, 2020



Notary Public: [Signature]

\*\*\*\*\*

The GRANTEE or his/her 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: 7/24, 2020

[Signature]  
\_\_\_\_\_  
[Signature]

Subscribed and sworn to before me  
by the said [Signature]  
this 24<sup>th</sup> day of Jul, 2020



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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]