

# UNOFFICIAL COPY



Doc# 2020347088 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/21/2020 12:39 PM PG: 1 OF 5

**After Recording Return to:**  
Radian Settlement Services  
Inc.  
1000 GSK Drive, Ste 210  
Coraopolis, PA 15108

**Instrument Prepared by:**  
Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No.  
6280331

**Order Number:**  
1280036794-D

**Mail Tax Statements To:**  
DNQ Real Estate LLC  
1013 Bob O Link  
Darien, IL 60561

**Tax Parcel ID#**  
30-31-405-003-0000  
(Vol. 230)

## SPECIAL WARRANTY DEED

Tax Exempt under provision of Paragraph B Section 31-45 Property Tax Code.

\_\_\_\_\_, date \_\_\_\_\_

BY: \_\_\_\_\_

Dated this 21st day of May, 2020. WITNESSETH, that, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose address is 5000 Plano Parkway, Carrollton, TX 75010, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of FIFTY SEVEN THOUSAND TWO HUNDRED (\$57,200.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT unto **DNQ REAL ESTATE LLC**, an Illinois limited liability company, whose address is 1013 Bob O Link, Darien, IL 60561, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 3049 Ridge Road, Lansing, IL 60438, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all the tenements, hereditaments, and appurtenances thereto, belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.



5



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## EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of COOK, State of Illinois, and is described as follows:

LOT 5 IN BLOCK 11 IN SCHULTZ HIGHLANDS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Parcel No.: 30-31-405-003-0000 (Vol. 230)

COMMONLY KNOWN AS 3049 RIDGE ROAD, LANSING, IL 60438

Property of Cook County Clerk's Office

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

Dated 5-21-2020 Signature: Melissa SusaneK  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_,  
dated \_\_\_\_\_.

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

Dated 5-21-2020 Signature: Melissa SusaneK  
Grantee or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_,  
dated \_\_\_\_\_.

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

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## PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at \_\_\_\_\_.

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

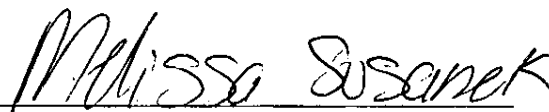
- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
  - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 7. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
  - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
  - 11. Other: \_\_\_\_\_

C. The division does not meet any of the above criteria and must have county approval (page 2).  
Legal description prepared by: \_\_\_\_\_

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of \_\_\_\_\_ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

  
\_\_\_\_\_  
Signature of Affiant