

UNOFFICIAL COPY

SPECIAL WARRANTY DEED GENERAL

Doc#: 2029241186 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/20/2020 12:44 PM Pg: 1 of 3

Dec ID 20200901681958
ST/CO Stamp 0-436-505-056

THE GRANTOR, Villas of Tallgrass, 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 Marth Enterprises, Inc., of 14800 S 80th Ave, Orland Park, Illinois (Grantee's Address), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 6 AND 7 IN THE VILLAS OF TALLGRASS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF WABASH RAIL ROAD, IN SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 2019 AS DOCUMENT NUMBER 1908516948.

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,

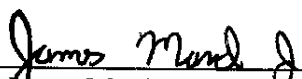
SUBJECT TO: covenants, conditions, and restrictions of record, and building lines and easements, and general real estate taxes not due and payable at time of closing, annexation agreement with Village of Orland Park, and construction work done on site by Marth Enterprises, Inc. and Villas of Tallgrass, LLC.
NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 27-29-101-030-0000, 27-29-101-031-0000

Address of Real Estate: 16734-36 and 16740-42 Scarlet Drive, Orland Park, IL

Dated this 2nd day of September, 2020

Villas of Tallgrass, LLC


James Marth, Jr., Manager


Christine Gentile, Manager

FIDELITY NATIONAL TITLE oc20036272

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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 Jr and Christine Gentile, managers of Villas of Tallgrass, 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 2nd day of September, 2020.

 (Notary Public)





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

Mail To:
Marth Enterprises, Inc
14800 S 80th Ave
Orland Park, Illinois

Name and Address of Taxpayer
Marth Enterprises, Inc
14800 S 80th Ave
Orland Park, Illinois .

HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT

Matthew M Klein 9/4/20

REAL ESTATE TRANSFER TAX		04-Sep-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

27-29-101-030-0000 | 20200901681958 | 0-436-505-056

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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: 9 | 2 | 20

SIGNATURE: *Christine Gentile*
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:

Ann M. Bell

By the said (Name of Grantor): Christine Gentile

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 2 | 20

NOTARY SIGNATURE: *Ann M. Bell*



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: 9 | 2 | 2020

SIGNATURE: *James Marth*
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:

Ann M. Bell

By the said (Name of Grantee): James Marth

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 2 | 20

NOTARY SIGNATURE: *Ann M. Bell*



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)**)