

UNOFFICIAL COPY

SPECIAL WARRANTY DEED GENERAL

Doc#: 2102606161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2021 11:53 AM Pg: 1 of 3

Dec ID 20201101668839
ST/CO Stamp 2-127-415-264

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 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:

LOT 30 IN EQUESTRIAN MEADOWS PLANNED UNIT DEVELOPMENT PHASE II, A SUBDIVISION OF PART OF THE SOUTH ½ OF THE EAST ½ OF THE NORTHWEST ¼ (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 OCTOBER 11, 2019 AS DOCUMENT NUMBER 1928416019 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 Marth Enterprises, Inc. NOT HOMESTEAD PROPERTY.

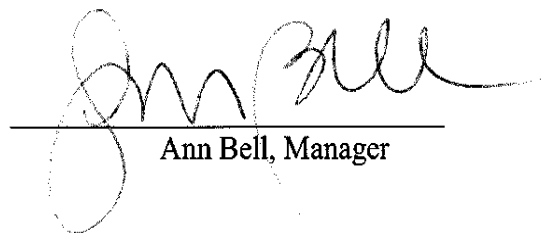
Permanent Real Estate Index Number(s): 22-26-205-020-0000
Address of Real Estate: 12934 Fairmont Parkway, Lemont.

Dated this 29 day of October, 2020

Equestrian Meadows Development Company, LLC



James Marth, Manager



Ann Bell, Manager

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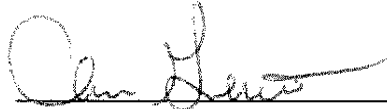
STATE OF ILLINOIS

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 29th day of October, 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

Christine Gentile 10/29/2020

| | | |
|--------------------------|----------------|---------------|
| 22-26-205-020-0000 | 20201101668839 | 2-127-415-264 |
| TOTAL: | 0.00 | 0.00 |
| COUNTY: | ILLINOIS: | 0.00 |
| REAL ESTATE TRANSFER TAX | | |
| 23-Nov-2020 | | |



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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: 10 | 29 | 2020

SIGNATURE: [Signature]
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:

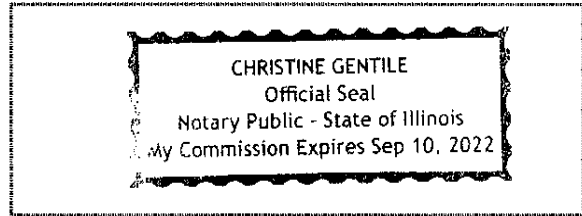
Christine Gentile

By the said (Name of Grantor): Ann Bell

On this date of: 10 | 29 | 2020

NOTARY SIGNATURE: [Signature]

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: 10 | 29 | 2020

SIGNATURE: [Signature]
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:

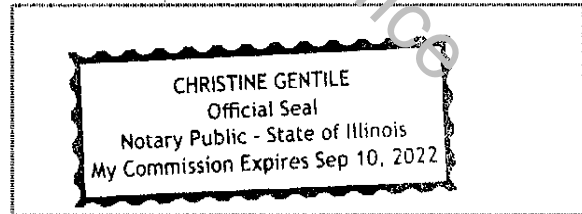
Christine Gentile

By the said (Name of Grantee): James Martin

On this date of: 10 | 29 | 2020

NOTARY SIGNATURE: [Signature]

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)**)