

SPECIAL WARRANTY DEED
GENERAL

Doc#: 2103239277 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2021 01:31 PM Pg: 1 of 3

Dec ID 20201201600097
ST/CO Stamp 2-014-871-568

THE GRANTOR, Villas of Cobblestone 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 1 AND 4 IN THE VILLAS OF COBBLESTONE, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2020 AS DOCUMENT NUMBER 2031706140.

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.

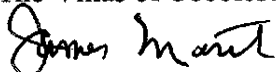
NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 27-02-411-016-0000, 27-02-411-017-0000 (part only)

Address of Real Estate: 8036-8040 (Lot 1) W 142nd Place, Orland Park IL
8012-8016 (Lot 4) W 142nd Place, Orland Park, IL

Dated this 30th day of December, 2020

The Villas of Cobblestone LLC



James Marth, Manager

UNOFFICIAL COPY

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, manager of The Villas of Cobblestone 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 30th day of December, 2020.



Christine Gentile



(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
GRANTEE NAME AND ADDRESS
Name and Address of Taxpayer
Marth Enterprises, Inc
14800 S 80th Ave
Orland Park, Illinois .

REAL ESTATE TRANSFER TAX

06-Jan-2021

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
27-02-411-016-0000		2020120100097 2-014-871-568	

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

John E. Kelly, as Agent 1/6/2021

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

[Signature]
Signature



Print Name

Subscribed and sworn to before me this 6 of Jan 2021

[Signature]
Notary Public

The grantee or their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

[Signature]
Signature



Print Name

Subscribed and sworn to before me this 6 of Jan 2021

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