

# UNOFFICIAL COPY

Doc#: 2108510206 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/26/2021 02:16 PM Pg: 1 of 6

Dec ID 20210301660658

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

## WARRANTY DEED

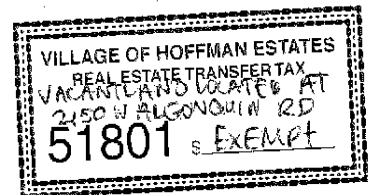
(Bergman Pointe –Portion of Outlot B)

This Warranty Deed, made this 13<sup>th</sup> day of February, 2021, between M/I Homes of Chicago, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois (“Grantor”), and The Hoffman Estates Park District an Illinois park district and unit of local government, 1685 W. Higgins Road, Hoffman Estates, IL 60195-2998 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents CONVEYS AND WARRANTS unto the Grantee the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto, subject to general real estate taxes for 2020 and subsequent years and covenants, conditions and restrictions of record

Permanent Real Estate Index Number: See Exhibit A

Address of real estate: See Exhibit A





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## EXHIBIT A

### LEGAL DESCRIPTION

Outlot B in Bergman Pointe Subdivision – Unit 1, being part of the East Half of the Southwest Quarter of Section 29, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded in Cook County, Illinois on August 27, 2015, as Document No. 1523929016, excepting therefrom the following described real estate:

Beginning at the Southeast corner of said Outlot B, also being a point on the northerly line of Illinois Route 62 (Algonquin Road) as widened per Document 08149798; thence north 73 degrees 21 minutes 48 seconds west along the south line of said Outlot B and the northerly line of said Illinois Route 62, a distance of 9.39 feet; thence north 21 degrees 46 minutes 43 seconds east, a distance of 9.36; thence north 10 degrees 23 minutes 31 seconds east, a distance of 29.73 feet to the east line of said Outlot B; thence south 00 degrees 13 minutes 58 seconds east along said east line, a distance of 40.63 feet to the point of beginning, in Cook County, Illinois.

Part of PIN 02-29-308-020-0000

Address: 2150 W Algonquin Road, Hoffman Estates, IL 60192

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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: March 10, 2021

Signature: *Dominique Weber*  
Grantor or Agent

Subscribed and sworn to before me  
this 10<sup>th</sup> day of March, 2021

Notary Public *Sandra L. Musil*



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 acquired 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: March 10, 2021

Signature: *Dominique Weber*  
Grantee or Agent

Subscribed and sworn to before me  
this 10<sup>th</sup> day of March, 2021

Notary Public *Sandra L. Musil*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Declaration ID: 20210301660658

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

City Stamp:

**COOK COUNTY****Real Estate Transfer Declaration****PROPERTY IDENTIFICATION:**

Address of Property 2150 W ALGONQUIN RD HOFFMAN ESTATES 60192-1577  
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 02-29-308-020-0000 Township Palatine

Date of Deed 2/15/2021 Type of Deed Warranty Deed

**TYPE OF PROPERTY:**

- Single Family  Commercial  
 Condo, co-op  Industrial  
 4 or more units (residential)  Vacant Land  
 Mixed use (commer. & resid.)  Other (select description)

**INTEREST TRANSFERRED:**

- Fee title  Controlling interest in real estate entity (ord. Sec. 2)  
 Beneficial interest in a land trust  
 Lessee interest in a ground lease  Other (select description)

**LEGAL DESCRIPTION:**

Sec. 29 Twp. Palatine Range 10

OUTLOT B IN BERGMAN POINTE SUBDIVISION – UNIT 1, BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS ON AUGUST 27, 2015, AS DOCUMENT NO. 1523929016, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT B, ALSO BEING A POINT ON THE NORTHERLY LINE OF ILLINOIS ROUTE 62 (ALGONQUIN ROAD) AS WIDENED PER DOCUMENT 08149798; THENCE NORTH 73 DEGREES 21 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT B AND THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 62, A DISTANCE OF 9.39 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 43 SECONDS EAST, A DISTANCE OF 9.36; THENCE NORTH 10 DEGREES 23 MINUTES 31 SECONDS EAST, A DISTANCE OF 29.73 FEET TO THE EAST LINE OF SAID OUTLOT B; THENCE SOUTH 00 DEGREES 13 MINUTES 58 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 40.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**COMPUTATION OF TAX:**

|  |      |
|--|------|
| Full actual consideration                                  | 0.00 |
| Less amount of personal property included in purchase      | 0.00 |
| Net consideration for real estate                          | 0.00 |
| Less amount of mortgage to which property remains subject  | 0.00 |
| Net taxable consideration                                  | 0.00 |
| Amount of tax stamps<br>(\$ .25 per \$500 or part thereof) | 0.00 |

**ATTESTATION OF PARTIES:** we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

M/I HOMES OF CHICAGO, LLC 400 E DIEHL RD STE 230 NAPERVILLE 60563-1397  
 Name and Address of Seller Street or Rural Route City ZIP Code

THE HOFFMAN ESTATES PARK DISTRICT 1685 W HIGGINS RD HOFFMAN ESTATES 60169-6918  
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

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Declaration ID: 20210301660658

Status: Closing Completed

State/County Stamp: Not Issued

Document No.: Not Recorded

City Stamp:

|                                   |                   |                 |       |            |
|-----------------------------------|-------------------|-----------------|-------|------------|
| THE HOFFMAN ESTATES PARK DISTRICT | 1685 W HIGGINS RD | HOFFMAN ESTATES | IL    | 60169-6918 |
| Name or company                   | Street address    | City            | State | ZIP Code   |

**Exempt Transfers****(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;
- FEIN of entity holding IRS Tax Exempt Status \_\_\_\_\_
- Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.
- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;

Provide bankruptcy court docket number: \_\_\_\_\_

- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.