

UNOFFICIAL COPY

Doc# 2121401141 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2021 03:42 PM Pg: 1 of 3

SPECIAL WARRANTY DEED GENERAL

Dec ID 20210701614124
ST/CO Stamp 0-731-663-120

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 2, 5, 6 AND 9 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 Cobblestone, LLC.
NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 27-02-411-016-0000 (part only) (2020)
27-02-411-017-0000 (part only) (2020)

Address of Real Estate: 8028-8032 (Lot 2) W 142nd Place, Orland Park IL
8004-8008 (Lot 5) W 142nd Place, Orland Park, IL
8005-8009 (Lot 6) W 142nd Place, Orland Park, IL
8029-8033 (Lot 9) W 142nd Place, Orland Park, IL

Dated this 26 day of July, 2021

The Villas of Cobblestone LLC

James Marth, Manager

FIDELITY NATIONAL TITLE

OC21029310

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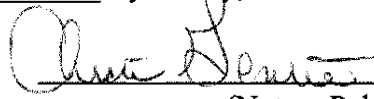
STATE OF ILLINOIS

SS

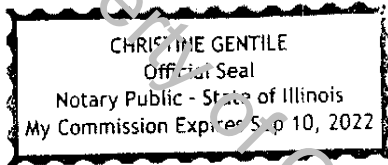
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Marth, 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 26th day of July, 2021.





(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

REAL ESTATE TRANSFER TAX		02-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
27-02-411-016-0000 20210701614124 0-731-663-120		

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

 8/2/2021

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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: 7 | 26 | 2021

SIGNATURE: *James Marth*
GRANTOR or AGENT *Manager*

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:

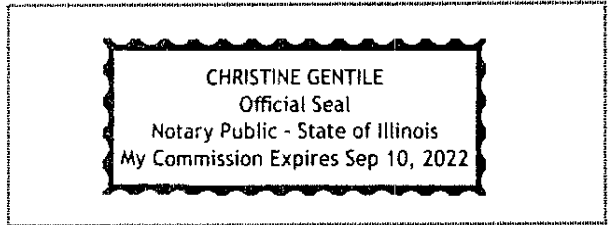
Christine Gentile

By the said (Name of Grantor): James Marth

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 26 | 2021

NOTARY SIGNATURE: *Christine Gentile*



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: 7 | 26 | 2021

SIGNATURE: *James Marth*
GRANTEE or AGENT *President*

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:

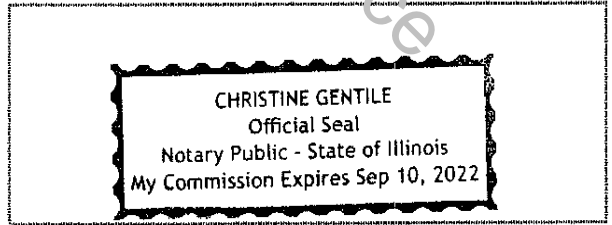
Christine Gentile

By the said (Name of Grantee): James Marth

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 26 | 2021

NOTARY SIGNATURE: *Christine Gentile*



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)**