

UNOFFICIAL COPY



Owner: Lethan Schaumburg HH, LLC
 Route: National Parkway
 Section: American Lane to Golf Road
 County: Cook
 Project No.: 16-00127-00-PV
 Job No.: R-55-001-97
 Parcel No.: 0006 & PE & TE
 P.I.N. No.: 07-13-101-012

Doc# 2129317023 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2021 11:33 AM PG: 1 OF 5

WARRANTY DEED
(Limited Liability Company) (Non-Freeway)



Lethan Schaumburg HH, LLC, limited liability company organized and existing under and by virtue of the laws of the State of California and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Three Thousand Three Hundred and No/100 Dollars (\$3,300.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the Directors/Members of said Limited Liability Company, grants, conveys, and warrants to Village of Schaumburg ("Village"), the following described real estate:

See attached legal description.

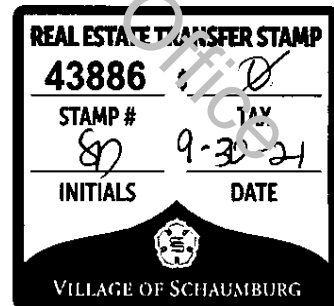
Address: 1251 American Lane, Schaumburg, IL 60173

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

REAL ESTATE TRANSFER TAX		14-Oct-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

07-13-101-012-0000 | 20210901688115 | 0-843-634-832



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Dated this 19th day of August, 2021

Lethan Schaumburg HH, LLC

By: [Signature]
Signature

Xiuren (Ethan) Gao
By: [Signature]
Signature

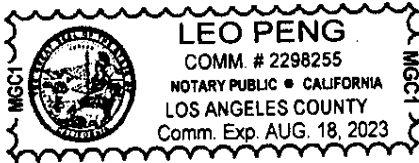
Shijie (Leo) Liu
By: _____
Signature

Fangxing (Frank) Ge

State of California
County of Los Angeles

This instrument was acknowledged before me on Aug. 19th, 2021, by Xiuren (Ethan) Gao, as Director and Shijie (Leo) Liu, as Director and Fangxing (Frank) Ge, as Director of Lethan Schaumburg HH, LLC.

(SEAL)



[Signature]
Notary Public

My Commission Expires: 08/18/2023

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

9/13/2021
Date

[Signature]
Buyer, Seller or Representative

This instrument was prepared by J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Rd., Suite 201, Northfield, IL 60093 and after recording, mail this instrument and future tax bills to:

Village of Schaumburg
714 South Plum Grove Road
Schaumburg, IL, 60193-1899

Return To:
Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560
JAI- CO- 18041.0

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Route : F.A.U. 1103 (National Parkway)
Section: 16-00-127-00-PV
County : Cook
Job No.: R-55-001-97
Parcel : 0006
Sta. 17+76.00 to Sta. 18+00.00

Index No. 07-13-101-012

That part of Lot 1 in Oxford Capital Partners' Resubdivision, being a resubdivision of Lot 1 in Anderson's Third Resubdivision, a resubdivision of part of Lot 2 in Anderson's Second Resubdivision, a resubdivision of Anderson's Resubdivision of part of Lot 11 in Anderson's Woodfield Park, a subdivision of part of the Northwest Quarter of Section 13, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat of said Oxford Capital Partners' Resubdivision recorded July 23, 1998 as document number 98639897, in Cook County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83(2011) East Zone, with a combination factor of 0.9999521718, described as follows:

Beginning at the northwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of South 89 degrees 33 minutes 25 seconds East along the north line of said Lot 1, a distance of 24.00 feet; thence South 61 degrees 58 minutes 54 seconds West, a distance of 27.28 feet to the west line of said Lot 1; thence North 0 degrees 21 minutes 43 seconds East along the west line of said Lot 1, a distance of 13.00 feet to the point of beginning.

Said parcel containing 0.004 acre, more or less, or 156 square feet, more or less.

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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 | 11 | 2021

SIGNATURE: Robert G. Weber
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:

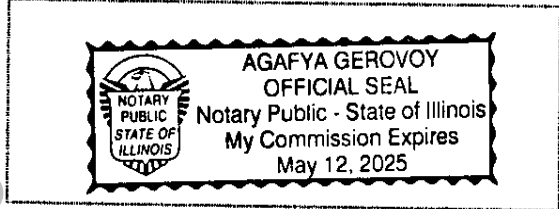
Agafya Gerovoy

By the said (Name of Grantor): Robert G. Weber

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 11 | 2021

NOTARY SIGNATURE: Agafya Gerovoy



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 | 11 | 2021

SIGNATURE: Robert G. Weber
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:

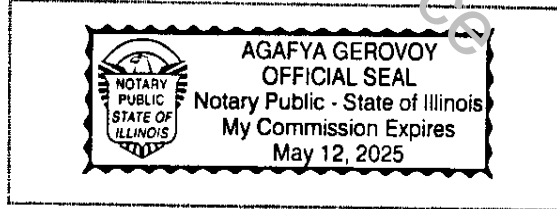
Agafya Gerovoy

By the said (Name of Grantee): Robert G. Weber

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 11 | 2021

NOTARY SIGNATURE: Agafya Gerovoy



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)**)

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Robin Weber, being duly sworn on oath, states that she resides at 222 Northfield. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grant of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Robin Weber

SUBSCRIBED and SWORN to before me

this 11 day of Oct, 2021.

[Signature]

