

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2134933324 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/15/2021 01:19 PM Pg: 1 of 3

Dec ID 20211101641999

ST/CO Stamp 0-806-564-496 ST Tax \$88.00 CO Tax \$44.00

### MAIL TO:

Edward E. Reda Jr.  
Reda Ciprian Magnone LLC  
8501 W. Higgins Rd.  
Suite 440  
Chicago, IL 60631

### NAME & ADDRESS OF TAXPAYER

Crestwood Investments I, LLC  
4427 Midlothian Turnpike  
#390  
Crestwood, IL 60418

**THE GRANTOR, RM & EM PROPERTIES LLC, an Illinois Limited Liability Company**, of 11375 W. 75<sup>th</sup> St., Burr Ridge, IL 60527, by and through its Managers, ROBERT M. PAPE and EILEEN M. PAPE, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS, RELEASES AND TRANSFERS** to **CRESTWOOD INVESTMENTS I, LLC, an Illinois Limited Liability Company**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**THE SOUTH 50 FEET OF THE EAST 200 FEET OF THE SOUTH 110 FEET OF THE NORTH 143 FEET OF LOT 16 IN ARTHUR MCINTOSH'S BLUE ISLAND FARMS, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 64 RODS OF THE SOUTH EAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER LINE OF MIDLOTHIAN TURNPIKE IN SECTION 3, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE SOUTH 33 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 CONVEYED TO THE MIDLOTHIAN AND BLUE ISLAND RAILROAD) IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 28-03-308-032-0000**

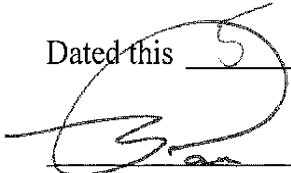
**Property Address: 14004 S. KOSTNER, CRESTWOOD, IL 60418**

The Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, his 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 set forth in this Deed. Grantor covenants that the Grantor WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, by, through or under the Grantor.

Subject only to the following, if any: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 5 day of Nov, 2021.

  
\_\_\_\_\_  
**ROBERT M. PAPE, Manager** (Seal)

  
\_\_\_\_\_  
**EILEEN M. PAPE, Manager** (Seal)

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **ROBERT M. PAPE and EILEEN M. PAPE, Managers of RM & EM Properties LLC, an Illinois Limited Liability Company**, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5 day of November, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by :  
Edward E. Reda Jr.  
Reda | Ciprian | Magnone LLC  
8501 W. Higgins, Suite 440  
Chicago, Illinois 60631



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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

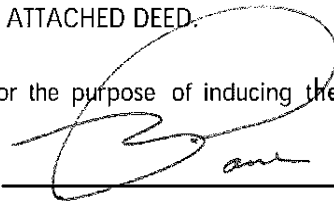
County of COOK

ROBERT M. PAPE, MANAGER OF RM & EM PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, being duly sworn on oath, states that \_\_\_\_\_ resides at \_\_\_\_\_. 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 grants or 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.

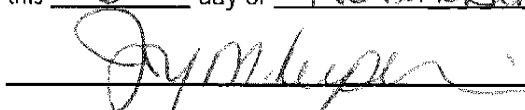
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

  
\_\_\_\_\_

SUBSCRIBED and SWORN to before me

this 5 day of November, 2021.

  
\_\_\_\_\_

