

**SPECIAL WARRANTY DEED
GENERAL**

UNOFFICIAL COPY

Doc#: 2136242035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2021 10:04 AM Pg: 1 of 4

Dec ID 20211201678869
ST/CO Stamp 0-477-313-680

THE GRANTOR, Equestrian Meadows Development Company, 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:

See Attached

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, and construction work done on site by Marth Enterprises, Inc.

NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 22-26-203-014-0000 (Lot 27)
22-26-203-015-0000 (Lot 28)
22-26-205-021-0000 (Lot 31)

Address of Real Estate: 12178 Saddlebrook Lane, Lemont IL (Lot 27)
12194 Saddlebrook Lane, Lemont IL (Lot 28)
12920 Fairmont Parkway, Lemont IL (Lot 31).

Dated this 21st day of December, 2021

Equestrian Meadows Development Company, LLC



James Marth, Manager



Ann Bell, Manager

FIDELITY NATIONAL TITLE

OC 21046 DB

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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 and Ann Bell, managers of Equestrian Meadows Development Company, 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 21st day of December, 2021.



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

Name and Address of Taxpayer

Marth Enterprises, Inc.,
14800 S 80th Ave.
Orland Park, Illinois

REAL ESTATE TRANSFER TAX		27-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
22-26-203-014-0000 20211201678869 0-477-313-680		

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

[Signature] 12/21/21

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LEGAL DESCRIPTION

LOTS 27 AND 28 IN EQUESTRIAN MEADOWS PLANNED UNIT DEVELOPMENT PHASE 1, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED TRACT: THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF, AND ALSO EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2016 AS DOCUMENT NUMBER 1620119106, IN COOK COUNTY, ILLINOIS

AND

LOT 31 IN EQUESTRIAN MEADOWS PLANNED UNIT DEVELOPMENT PHASE II, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF, AND ALSO EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2019 AS DOCUMENT NUMBER 1928416019 IN COOK COUNTY, ILLINOIS

Proposed by Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

Dated: 12/21/2021

Signature of Grantor or Agent: Equastrian Meadows Development Co, LLC
by James Martz

Subscribed and sworn to before me this 21st day of December 2021

Christine Gentile
Notary Public



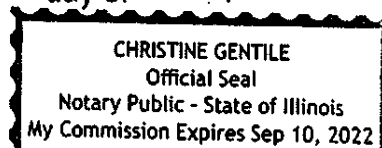
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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: 12/21/2021

Signature of Grantor or Agent: Marth Enterprises Inc.
by James Martz

Subscribed and sworn to before me this 21st day of December 2021

Christine Gentile
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]