

# UNOFFICIAL COPY

Doc#: 2208418027 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/25/2022 06:31 AM Pg: 1 of 4

Dec ID 20220301659089

*THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:*

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

ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

(Lots 248, 253 and 260 in Kettering, Lemont, Illinois)

This Special Warranty Deed, made this 11th day of March, 2022, between **M/I Homes of Chicago, LLC** ("Grantor"), being 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, and the **Lemont Park District**, an Illinois park district and unit of local government, 16028 West 127<sup>th</sup> Street, Lemont, Illinois, 60439 ("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 does REMISE, WARRANT, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described as follows, to wit:

LOT 248 IN KETTERING P.U.D. UNIT ONE, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 2014 AS DOCUMENT NO. 1423029019, IN COOK COUNTY, ILLINOIS.

PIN: 22-34-412-016-0000  
ADDRESS: 13614 ANNE DR., LEMONT, IL 60439

LOT 253 IN KETTERING P.U.D. UNIT THREE, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2015 AS DOCUMENT NO. 1535229048, IN COOK COUNTY, ILLINOIS.

PIN: 22-34-412-023-0000  
ADDRESS: 13899 ANNE DR., LEMONT, IL 60439

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LOT 260 IN KETTERING P.U.D. UNIT SIX, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2015 AS DOCUMENT NO. 1535229045, IN COOK COUNTY, ILLINOIS.

PIN: 22-34-412-064-0000

ADDRESS: 13868 ANNE DR., LEMONT, IL 60439

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

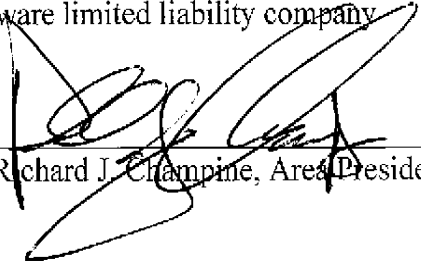
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WARRANTS AND DEFENDS the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: General real estate taxes for the current year not yet due and for subsequent years; special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, agreements, conditions and building lines of record; applicable zoning and building laws and ordinances; unrecorded public utility easements, if any; plats of dedication and covenants thereof; and acts done or suffered by Grantee, or anyone claiming under Grantee.

[Signature Page Follows]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

**M/I HOMES OF CHICAGO, LLC**, a  
Delaware limited liability company

By:   
Richard J. Champine, Area President

State of Illinois )

) SS

County of DuPage

I, Laura Baucum, a Notary Public in and for said County and State, do hereby certify that Richard J. Champine, as Area President of M/I Homes of Chicago, LLC, a Delaware limited liability company ("Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

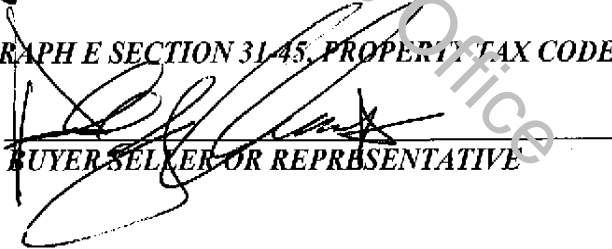
GIVEN under my hand and Notarial Seal this 11 day of March, 2022.



  
Notary Public

**EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.**

3-11-22  
DATE

  
BUYER/SELLER OR REPRESENTATIVE

MAIL to and SEND SUBSEQUENT TAX BILLS TO:

Lemont Park District  
16028 127<sup>th</sup> Street  
Lemont, IL 60439

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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 24, 2022

Signature: *Denise Mueber*  
Grantor or Agent

Subscribed and sworn to before me  
this 24<sup>th</sup> day of March, 2022

Notary Public *Carol L Andersen*



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 24, 2022

Signature: *Denise Mueber*  
Grantee or Agent

Subscribed and sworn to before me  
this 24<sup>th</sup> day of March, 2022

Notary Public *Carol L Andersen*



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.)