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Doc# 2213713392 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2022 02:18 PM Pg: 1 of 4

SPECIAL WARRANTY DEED GENERAL

Dec ID 20220501612514
ST/CO Stamp 0-501-280-656

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 3, 7 AND 8 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) (2021)
27-02-411-017-0000 (part only) (2021)

Address of Real Estate: 8020-8024 (Lot 3) W 142nd Place, Orland Park, IL, 60462
8013-8017 (Lot 7) W 142nd Place, Orland Park, IL, 60462
8021-8025 (Lot 8) W 142nd Place, Orland Park, IL, 60462

Dated this 16 day of May, 2022

Fidelity National Title
OC22013578

The Villas of Cobblestone LLC



James Marth, Manager

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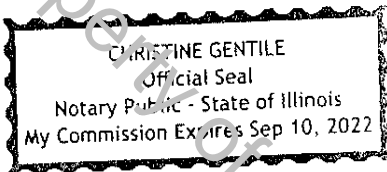
STATE OF ILLINOIS

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 16 day of May, 2022.



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 .

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

5-17-22
[Signature]

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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: 5/16/2022

SIGNATURE: James Marth
GRANTOR or AGENT
Manager - Village Club LLC

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:

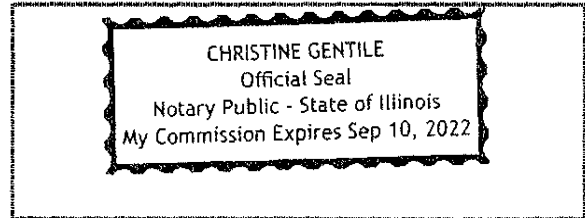
Christine Gentile

By the said (Name of Grantor): James Marth

On this date of: 5/16/2022

NOTARY SIGNATURE: Christine Gentile

AFFIX NOTARY STAMP BELOW



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: 5/16/2022

SIGNATURE: James Marth
GRANTEE or AGENT
President - Mark Enterprises Inc

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

On this date of: 5/16/2022

NOTARY SIGNATURE: Christine Gentile

AFFIX NOTARY STAMP BELOW



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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COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

27-02-411-016-0000

| 20220501612514 | 0-501-280-656

Property of Cook County Clerk's Office