

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 2307225124 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/13/2023 12:01 PM Pg: 1 of 3

Dec ID 20230301665385
ST/CO Stamp 0-592-232-656

MAIL TO:

David P. Kaminski
c/o P&J Properties Matteson LLC
171 East 12th Street
Chicago Heights, Illinois 60411

NAME & ADDRESS OF TAXPAYER:

P & J Properties Matteson LLC
171 East 12th Street
Chicago Heights, Illinois 60411

 Chicago Title

22CSA 971050MH New Hill 10/1

This Special Warranty Deed, by Grantor, Village of Matteson, Illinois ("Grantor"), an Illinois municipal corporation, located at 4900 Village Commons, Matteson, Illinois 60443, for and in consideration of Ten and 00/100---Dollars, and other good and valuable consideration, hereby grants, remises and conveys unto Grantee, P & J Properties Matteson LLC, an Illinois limited liability company, without recourse, representation or warranty except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, legally described as follows (the "Property"):

See Exhibit A for Legal Description

Permanent Index Numbers: 31-26-203-002-0000
31-26-203-008-0000
31-26-203-013-0000

Property Address: 21715 Main Street, Matteson, Illinois 60443

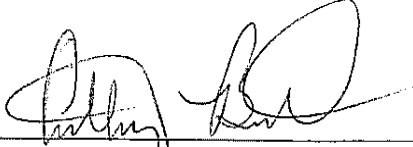
Subject to: 1. Real estate taxes for 2022 and subsequent years; and
2. All setbacks, easements, covenants, conditions and restrictions of record.

Grantor for itself and its successors does covenant, promise and warrant to Grantee that Grantor has not done or suffered to be done anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited and that Grantor will warrant and forever defend title against all persons claiming through Grantor, but not otherwise.

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DATED this 3rd day of March 2023.

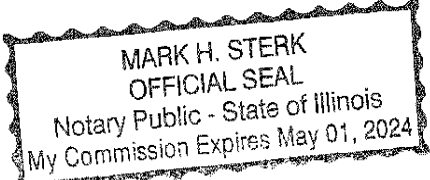
Village of Matteson,


By: 
Anthony Burton
Village Administrator

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify, that Anthony Burton personally known to me to be the Village Administrator of the Village of Matteson, Illinois and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Village Administrator he signed and delivered the said Deed as his free and voluntary act, and as the free and voluntary act and deed of the Village of Matteson, Illinois for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 3rd day of March 2023




NOTARY PUBLIC


My commission expires on MAY 1, 2024.

NAME AND ADDRESS OF PREPARER:

Mark H. Sterk
Odelson, Sterk, Murphey, Frazier & McGrath Ltd.
3318 West 95th Street
Evergreen Park, Illinois 60805

COUNTY – ILLINOIS TRANSFER STAMPS:

Exempt Pursuant to Section 31-45 (b) of the
Real Estate Transfer Tax Law


Buyer, Seller or Representative

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Exhibit A

Legal Description

PARCEL 1:

LOT 4 (EXCEPT THE NORTH 16 FEET THEREOF CONVEYED TO THE VILLAGE OF MATTESON BY DOCUMENT 7902146 RECORDED APRIL 27, 1923) AND LOTS 5 AND 6 AND THE VACATED ALLEY LYING WEST AND ADJOINING SAID LOTS IN SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 17, 18 AND 19 ALL IN BLOCK 2 IN WHEELER'S ADDITION TO THE VILLAGE OF MATTESON IN SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THAT PART OF LOTS 20, 21 AND 22 IN BLOCK 2 IN WHEELER'S ADDITION TO THE VILLAGE OF MATTESON WHICH LIES EAST OF A LINE DRAWN PARALLEL TO AND 68 FEET EASTERLY FROM THE EASTERLY LINE OF THE 200 FEET RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20, SAID CORNER BEING 68 FEET EASTERLY FROM THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD COMPANY MEASURED PERPENDICULARLY THERETO; THENCE NORTHERLY AND PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE 161.7 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 22; THENCE EAST ALONG SAID NORTH LINE OF LOT 22, 68.8 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 20, 21 AND 22 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 20, 131.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20 OR POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.