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FIRST AMERICAN TITLE

FILE # AF1032978

Doc#: 2310429246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2023 04:03 PM Pg: 1 of 3

Dec ID 20230301676040
ST/CO Stamp 0-141-579-472

QUIT CLAIM DEED
Statutory (ILLINOIS)
(General)

Wtd

The Grantor, **Lemont Land LLC**,
an Illinois Limited Liability
Company, 1 Limestone Drive,
Lemont, IL 60439, for and in
consideration of Ten and 00/100
(\$10.00), in hand paid,
CONVEYS AND QUIT CLAIMS
to **Clayback Development, LLC**,
an Illinois Limited Liability
Company, 1 Limestone Drive,
Lemont, IL 60439,

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

all right, title and interest in the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit: **(SEE ATTACHED LEGAL DESCRIPTION)**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois, subject only to the following permitted exceptions, provided none of
which shall materially restrict the reasonable use of the premises as a residence; (a) general real
estate taxes not due and payable at the time of closing; (b) building lines, easements, covenants,
conditions, and restrictions of record.

Dated this 27th day of March, 2023.

LEMONT LAND LLC

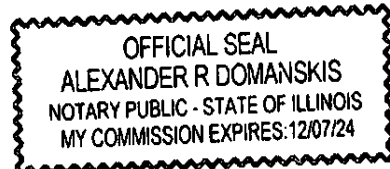
By: *Paul Klabacha*
Paul Klabacha, Its Manager

STATE of ILLINOIS)
) SS.
COUNTY of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that PAUL KLABACHA, ITS MANAGER on behalf of LEMONT LAND LLC, personally
known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared
before me this day in person, and acknowledged that he signed, sealed, and delivered said instrument as
his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of March, 2023.

Notary Public: *Alexander R Domanskis*



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LEGAL DESCRIPTION

LOT 9 IN LIMESTONE OF LEMONT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2004 AS DOCUMENT 0436539086 AND RE-RECORDED MARCH 17, 2005 AS DOCUMENT 0507644018, IN COOK COUNTY, ILLINOIS.

Address of property: 1058 Limestone Drive, Lemont, IL 60439

PIN: 22-27-403-005-0000

This Deed is exempt under the provisions of 35 ILCS 200/31-45(e)



Attorney for Grantor

Prepared by

Mail To:

Alexander R. Domanskis
Boodell & Domanskis, LLC
One North Franklin Street, Suite 1200
Chicago, IL 60606

Send Tax Bills To:

Kenneth Armbruster and Erin Armbruster
1058 Limestone Drive
Lemont, IL 60439

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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: 4 | 14 | 2023

SIGNATURE: *Bob Chell*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

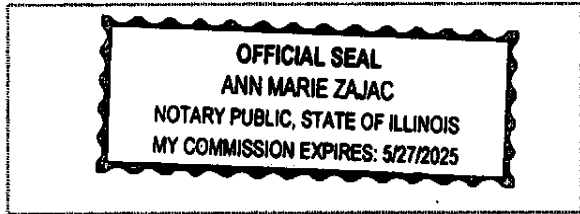
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): *Agent*

On this date of: 4 | 14 | 2023

NOTARY SIGNATURE: *Ann Marie Zajac*

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: 4 | 14 | 2023

SIGNATURE: *Bob Chell*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

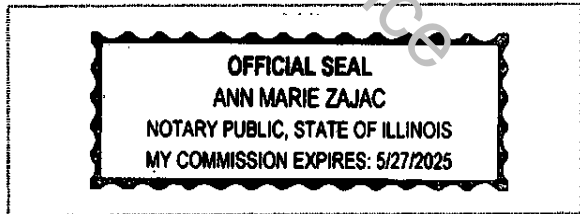
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): *Agent*

On this date of: 4 | 14 | 2023

NOTARY SIGNATURE: *Ann Marie Zajac*

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)**