

UNOFFICIAL COPY

Doc#: 1528608252 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/13/2015 11:47 AM Pg: 1 of 2

WARRANTY DEED
Limited Liability Company
To Individual

Dec ID 20151001635006
ST/CO Stamp 1-470-300-224 ST Tax \$390.00 CO Tax \$195.00

This agreement, made this 12TH day of December, 2014 between RTS GROUP LLC a Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

STEVEN G. ELLIS AND VICTORIA R. GUZZO, husband and wife as TENANTS BY THE ENTIRETY

party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Members of said Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

LOT 19 IN LOS PALOS PHASE 1, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 23-10-207-009-0000
COMMONLY KNOWN AS: 9647 WOODDED PATH DR, PALOS HILLS, IL 60465

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2014 and subsequent years.

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 the party of the first part, 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 the party of the second part, heirs and assigns forever.
IN WITNESS WHEREOF, said party of the first part has caused its Company seal to be hereto affixed, and has caused its name to be signed to these presents by its Member, the day and year first above written.

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RTS GROUP, LLC


ARTHUR KIWACZ, Member

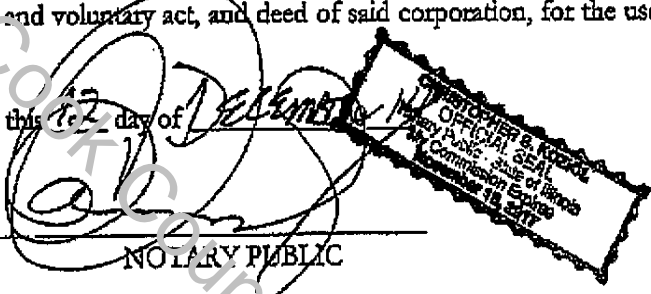
State of Illinois)

County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ARTHUR KIWACZ, personally known to me to be the Member of said Limited Liability Company 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 severally acknowledged that as such Member he signed, sealed and delivered the said instrument pursuant to authority, given by the Members of said Company as his free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of December, 2014

Commission expires _____, 20____
NOTARY PUBLIC



This instrument prepared by Christopher S. Koziol, 6444 N. Milwaukee Ave, Chicago, IL 60631

MAIL TO:

KEVIN M. MCCARTHY
ATTORNEY AT LAW
7903 W. 159TH STREET, STE. B
TINLEY PARK, IL 60477

SEND SUBSEQUENT TAX BILLS TO:

Steven G. Ellis
Victoria R. Gutz
9647 Wooded Path Dr.
Palos Hills IL 60465

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		13-Oct-2015
COUNTY:		195.00
ILLINOIS:		390.00
TOTAL:		585.00

23-10-207-009-0000 | 20151001635006 | 1-470-300-224