

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)



Doc#: 1534550029 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/11/2015 10:26 AM Pg: 1 of 2

## THE GRANTOR

### AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

1515271 1/2

Above Space for Recorder's use only

THIS AGREEMENT, made this 25TH day of NOVEMBER, 2015 between NMZ PROPERTIES LLC, NAGLE SERIES, an Illinois Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Illinois, with its principal office located at 115 S. Busse Road, Mt Prospect, IL 60056, and SERGIO HERRERA and ENGRACIA HERRERA, Husband and Wife not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY, of 5518 S. Meade Ave., Chicago, IL 60638, in the County of Cook and the State of Illinois, as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Members of said GRANTOR, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), FOREVER, all of the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:


**LOT 13 (EXCEPT THE NORTH 78 FEET) IN BLOCK 46 IN THE RESUBDIVISION OF FREDERICK H. BARTLETT'S FOURTH ADDITION TO BARTLETT'S HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 19-18-231-023-0000



Property Address: 5859 S. NAGLE AVE, CHICAGO, IL 60638

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD FOREVER said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 those exceptions set forth below:

REAL ESTATE TRANSFER TAX	11-Dec-2015
 CHICAGO:	1,695.00
CTA:	678.00
<b>TOTAL:</b>	<b>2,373.00</b>

19-18-231-023-0000 | 20151001639835 | 0-644-326-464

REAL ESTATE TRANSFER TAX	11-Dec-2015
 COUNTY:	113.00
 ILLINOIS:	226.00
<b>TOTAL:</b>	<b>339.00</b>

19-18-231-023-0000 | 20151001639835 | 1-718-068-288

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Warranty Deed  
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**SUBJECT TO: (1) All instruments, Covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record. (2) General real estate taxes for the tax year 2015 and subsequent years.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Members the day and year first above written.

**GRANTOR: NMZ PROPERTIES LLC, NAGLE SERIES**  
an Illinois limited liability company,

By: \_\_\_\_\_  
NICK TSAMBARLIS, Member

State of ILLINOIS            )  
  )  
County of COOK             )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **NICK TSAMBARLIS** personally known to me to be a **Member** of **NMZ PROPERTIES LLC**, an Illinois 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 acknowledged that as **Member**, he signed, sealed and delivered the said instrument pursuant to authority given by the **Member** of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of **NMZ PROPERTIES LLC**, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of **NOVEMBER, 2015**.

Commission expires 08/05, 20 18

*Margorzata Popowska*  
\_\_\_\_\_  
NOTARY PUBLIC



This Instrument was prepared by: Stanley J. Czaja, Attorney at Law, 7521 N. Milwaukee Avenue, Niles, IL 60714

**MAIL RECORDED DEED TO:**

Archon Law Group  
6839 W Arden Ave  
Chicago 60638

**SEND SUBSEQUENT TAX BILL TO:**

Sara Maria  
5518 S. Meade  
Chicago 60638

SATURN TITLE LLC COMPANY FILE # 1515271