

# UNOFFICIAL COPY

## TRUSTEE'S DEED

MAIL TO & SEND BILLS TO:

Lotus Home Builders, LLC  
45 Hanson Road  
Algonquin, IL 60102



\*1702719106ID\*

Doc# 1702719106 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/27/2017 03:19 PM PG: 1 OF 3

THE GRANTORS, **Windy City Land Trust No. 12-19** dated **February 15, 2016**, of 8425 S. Oak Park Avenue, Burbank, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and SELLS to the GRANTEE, **Lotus Home Builders, LLC**, an Illinois limited liability company, of 45 Hanson Road, Algonquin, in the State of Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

**The north 38 feet of lot 132 in second addition to Mont Clare Gardens, being a subdivision of the east ½ of the northeast ¼ (except that part taken for railroad) of section 30, township 40 north, range 13 east of the third principal meridian, in Cook County, Illinois.**

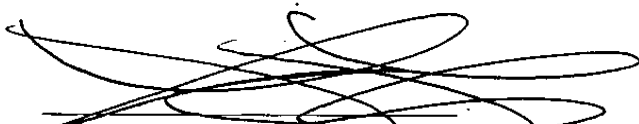
Permanent Real Estate Index Number: **13-30-231-009-0000**

Property Address: **2823 North Nagle Avenue, Chicago, Illinois 60634**

This deed is executed by the beneficiaries and the trustees, pursuant to the exercise of power and authority granted and vested in by the terms of the trust agreement above mentioned.

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

DATED this 15 December 2016.

  
**Lukasz Zahradnicek, Co-Trustee**

  
**Malgorzata Zahradnicek, Co-Trustee**

REAL ESTATE TRANSFER TAX 30-Jan-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-30-231-009-0000 | 20170101606884 | 1-728-789-696

CCRD REVIEW 

REAL ESTATE TRANSFER TAX

27-Jan-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

13-30-231-009-0000 | 20170101606884 | 1-044-892-864

\* Total does not include any applicable penalty or interest due.

TRUSTEE DEED

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Lukasz Zahradnicek and Malgorzata Zahradnicek personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notary seal, this 15 December 2016.

Notary Public

OFFICIAL SEAL  
MARTIN PTASINSKI  
Notary Public - State of Illinois  
My Commission Expires 1/27/2020

This instrument represents a transaction  
exempt  
under 35 ILCS 200/31-45 (Paragraph F),  
of the IL Reg. Estate Transfer Tax Act

2 \_\_\_\_\_ Signature  
1/25/17 \_\_\_\_\_ Date Signed



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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated Dec. 15, 2016

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 15 day of Dec, 2016

Notary Public \_\_\_\_\_



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Date 12-15, 2016

Signature: \_\_\_\_\_

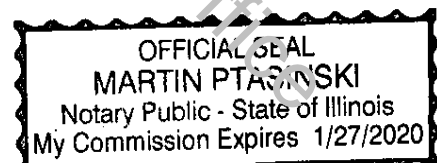
**Grantee or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 15 day of Dec, 2016

Notary Public \_\_\_\_\_



**Note:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)