17 PSTAGE UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

Doc#. 1723646221 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/24/2017 11:54 AM Pg: 1 of 2

Dec ID 20170701688025

ST/CO Stamp 0-700-965-824 ST Tax \$238.00 CO Tax \$119.00

Above Space for Recorder's use only

THIS AGREEMEN'S, made this \_\_\_\_\_\_ day of JULY, 2017 between NMZ PROPERTIES LLC, an Illinois Limite' 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 RUBO ZHAO, married, SHUHUA ZHAO, married and JUNYAN CHEN, single, all as JOINT TENANTS of 5842 N. Mulligan Avenue, Apt. 2, Chicago, IL 60646, in the County of Cook and the State of Illinois, as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and rol 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 WARKANT, 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 78 IN STRATFORD MANOR, BEING A SUBLEVISION OF THE NORTH SECTION OF ROBINSON'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-15-116-011-0000

Property Address:

4601 KOLZE AVENUE, SCHILLER PARK, 1L 60176

Together with all and singular the hereditaments and appurtenances thereinto 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 heredicaments 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:

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 1st installment of 2017 and subsequent years.

## **UNOFFICIAL COPY**

Warranty Deed 4601 Kolze - Schiller Park Page 2

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.

the day and year first above written.
GRANTOR. NMZ PROPERTIES LLC, 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
<u>Tsambarlis</u> personally known to me to be a <u>Member</u> of <u>NMZ PROPERTIES LLC</u> , 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 <u>Member</u> , he signed, sealed and delivered the said instrument pursuant to authority given by the <u>Members</u> of said imited liability company as their free and voluntary act, and as the free and voluntary act and deed of <u>NMZ PROPER FIES LLC</u> for the uses and purposes therein set
forth.
Given under my hand and official seal, thisday of JULY, 2017.
Commission expires 11 21 , 20 20
MALGORZATA PLO WSKA Official Seal Notary Public - State of Literal
Marganata knowshi
NOTARY PUBLIC
This Instrument was prepared by: Stanley J. Czaja, Attorney at Law, 7521 N. Milwaukec Avenue, Niles, IL 60714
MAIL RECORDED DEED TO: SEND SUBSEQUENT TAX BILL TO:
Shuhua 2hao  Wol Kohe Ave  Schiller 2016 16 60176
SCHIEF TOTAL TOTAL
CHICA OR COURT IN INCOME. AND COLORS AND AND EXTREMADOR AND COLORS