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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 AGREEMENT, made this 14 day of JULY, 2017 between NMZ PROPERTIES LLC, 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 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 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 78 IN STRATFORD MANOR, BEING A SUBDIVISION 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, IL 60176**

Together with all and singular the hereditaments and appurtenances thereto 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:

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.

