

# UNOFFICIAL COPY



**Prepared By:**

George S. Weems  
Ice Miller, LLP  
2300 Cabot Drive, Ste. 455  
Lisle, Illinois 60532

Doc# 1728529034 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/12/2017 03:00 PM PG: 1 OF 5

**After Recording Mail To:**

Nicole Georgelos  
1329 Walnut Street  
Western Springs, IL 60558

## WARRANTY DEED

THE GRANTORS, ANDREW A. GEORGELOS, a married man and BRIAN E. JANNUSCH, a married man, of 1329 Walnut Street, Western Springs, IL 60558, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **311 BELL LLC**, an Illinois limited liability company of 1329 Walnut Street, Western Springs, IL 60558, all right, title and interest of the Grantors in the following described Real Estate situated in the County of ~~DuPage~~ <sup>Cook</sup>, State of Illinois, to wit:

(SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION)

Subject to the following exceptions: (a) general real estate taxes for 2017 and subsequent years; (b) building lines, easements, and building restrictions of record; (c) covenants, conditions and restrictions of record; and (d) matters created by the Grantee, if any.

### THE PROPERTY IS NOT HOMESTEAD PROPERTY

Commonly known as: 311 Bell Ave., LaGrange, IL 60525

Tax Parcel Number: 18-04-108-009-0000

Exempt under provisions of Paragraph e  
Section 200/31-45 Real Estate Transfer Tax Act.

7/28/17 [Signature]  
Date Representative

[signatures appear on the following page]


S Y  
P 5-GG  
S N  
M N  
SC Y  
E Y  
INT AV

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Dated this 28<sup>th</sup> day of July, 2017.

**GRANTORS:**

By:   
ANDREW A. GEORGELOS

By:   
BRIANE JANNUSCH

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

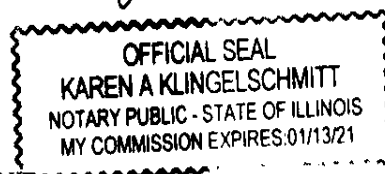
# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
   ) SS.        ACKNOWLEDGMENT  
 COUNTY OF COOK             )

The undersigned, being a Notary Public in and for said County, in the State aforesaid, does hereby certify that **ANDREW A. GEORGELOS**, is 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 they signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and notarial seal this 28<sup>th</sup> day of July, 2017.

[SEAL]

*Karen A. Klingelschmitt*  
 \_\_\_\_\_  
 NOTARY PUBLIC



STATE OF ILLINOIS            )  
   ) SS.        ACKNOWLEDGMENT  
 COUNTY OF COOK             )

The undersigned, being a Notary Public in and for said County, in the State aforesaid, does hereby certify that **BRIAN E. JANNUSCH**, is 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 they signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and notarial seal this 28<sup>th</sup> day of July, 2017.

[SEAL]



*Karen A. Klingelschmitt*  
 \_\_\_\_\_  
 NOTARY PUBLIC

**Mail Subsequent Tax Bills To:**

311 Bell LLC  
 1329 Walnut Street,  
 Western Springs, IL 60558

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**EXHIBIT "A"**  
**LÉGAL DESCRIPTION**  
[Warranty Deed]

THE EAST 28 FEET OF LOTS 10 AND 11 IN BLOCK 13 IN COSSITT'S FIRST ADDITION TO LAGRANGE, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD AND SOUTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

Commonly known as: 311 Bell Ave., LaGrange, IL 60525

Tax Parcel Number: 18-04-108-009-0000


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## STATEMENTS OF EXEMPTION

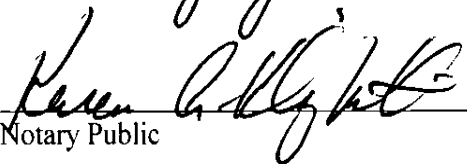
THIS TRANSACTION IS EXEMPT FROM TRANSFER TAXATION BY VIRTUE OF SECTION 4 (e) OF APPLICABLE TRANSFER TAX ORDINANCES.

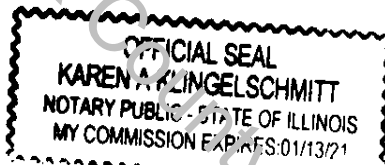
**GRANTOR STATEMENT:** To the best of the knowledge of the Grantor(s), the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

By:   
ANDREW A. GEORGELOS

By:   
BRIAN E. JANNUSCH

Subscribed and sworn to before me  
this 28<sup>th</sup> day of July, 2017

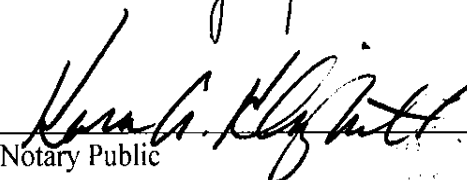
  
Notary Public



**GRANTEE STATEMENT:** The name of the grantee shown on the deed or assignment of beneficial interest in the 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 and hold title to real estate under the laws of the State of Illinois.

311 BELL LLC  
By: 

Subscribed and sworn to before me  
this 28<sup>th</sup> day of July, 2017

  
Notary Public

