## UNOFFICIAL COPMILITIES

月7863み WARRANTY DEED Statutory (ILLINOIS) Doc# 1729015065 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2017 02:16 PM PG: 1 OF 2

HERITAGE TITLE COMPANY 5849 W LAWRENCE AVE GHICAGO, IL 60630

Above Space for Recorder's use only

THIS AGREEMENT, made this 27th day of SEPTEMBER, 2017 between NMZ PROPERTIES LLC, I OMBARD 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. Russe Road, Mt. Prospect, IL 60056, and REY D. MONTOYA and JACQUELYN MONTOYA, Husband and Wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY of 2538 W. 45th Street, Chicago, IL 60803, 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 Dolors (\$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:

LOTS 18 AND 19 IN BLOCK 14 IN CHICAGO KIDGE A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NOTTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGUS.

Permanent Index Number: 24-17-122-010-0000

Property Address: 10635 LOMBARD AVENUE, CHICAGO RIDGE, H. 60415

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, reads, issues and profits thereon, and all the estate, right, title, interest, claim or demand whatsoever, of CRANTOR, 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.



## UNOFFICIAL COPY

Warranty Deed 10635 LOMBARD AVE - CHICAGO RIDGE 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.

| GRANTOR: NMZ PROPERTIES LLC, LC company, | OMBARD SERIES, a    | ın Illinois limited            | l liability               |
|--|---------------------|--------------------------------|---------------------------|
| 960                                      | REAL ESTATE TRANSFE | RTAX                           | 17-Oct-2017               |
| By: Nick Tsambarlis, Member              |                     | COUNTY:<br>ILLINOIS:<br>TOTAL: | 96.25<br>192.50<br>288.75 |
| State of ILLINOIS                        | 24-17-122-010-0000  | 20171001638244                 | 1-139-761-088             |
| 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, LOMBARD SERIES, 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 Members of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of NMZ PROPERTIES LLC, LOMBARD SERIES, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of SEPTEMBER, 2017.

Commission expires March 7, 20 20

NOTARY PUBLIC

AGNIESZKA BIELACZYC Official Seal Notary Public - State of Illinois My Commission Expires Mar 7, 2020

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

MAIL RECORDED DEED TO:

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10835 Lombard Are Chicago Rida IL 604

SEND SUBSEQUENT TAX BILL TO:

HERITAGE TITLE COMPANY FILE #H78632