

UNOFFICIAL COPY



\*1824712038D\*

Doc# 1824712038 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2018 01:09 PM PG: 1 OF 2

1479974  
WARRANTY DEED  
Statutory (ILLINOIS)  
TENANCY BY THE ENTIRETY

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

Above Space for Recorder's use only

THIS AGREEMENT, made this 31<sup>ST</sup> day of AUGUST, 2018 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 MAKY JANE B. VENTRELLA and GIUSEPPE VENTRELLA, Wife and Husband as TENTANTS BY THE ENTIRETY of 8629 Cooper Road, Pleasant Prairie, WI, 53158, in the County of Kenosha 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 2 IN BLOCK 1 IN WARREN J. PETERS' CASTLETOWNE SUBDIVISION UNIT 1, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

Permanent Index Number: **28-17-205-002-0000**

Property Address: **5747 151ST STREET, OAK FOREST, IL 60452**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, reits, 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 year 2018 and subsequent years.**

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

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Warranty Deed  
5747 151st St - Oak Forest  
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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, an Illinois limited liability company,**

By:   
Nick Tsambarlis, Member

State of ILLINOIS

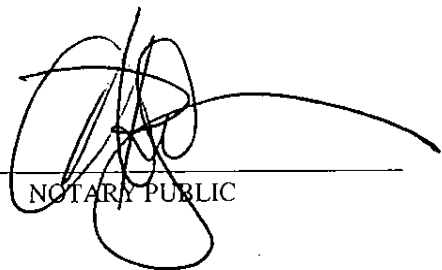
County of COOK

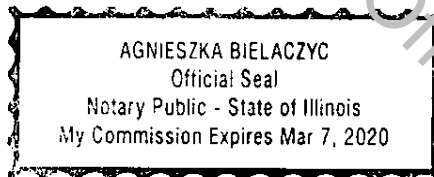
REAL ESTATE TRANSFER TAX		04-Sep-2018
	COUNTY:	122.50
	ILLINOIS:	245.00
	TOTAL:	367.50
28-17-205-002-0000   20180901673725   0-583-581-856		

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, 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of AUGUST, 2018.

Commission expires 3-7, 20 20

  
NOTARY PUBLIC



**MAIL RECORDED DEED TO:**

MARY VENTRELLA  
5747 151ST ST.  
OAK FOREST IL 60452

**SEND SUBSEQUENT TAX BILL TO:**

MARY VENTRELLA  
5747 151ST ST.  
OAK FOREST IL 60452

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