

# UNOFFICIAL COPY

## WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL

### Prepared By:

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4707 N. Broadway St., Ste. 305  
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(773) 273-9815  
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### Send Subsequent Tax Bills to:

Mirzet Mitch Causevic  
Jadranka Ivosevic-Causevic  
7553 W Gunnison St  
Harwood Heights Illinois 60706-3430

Doc#: 1834712036 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/13/2018 09:40 AM Pg: 1 of 2

Dec ID 20181201655721  
ST/CO Stamp 1-499-241-120 ST Tax \$285.00 CO Tax \$142.50  
City Stamp 1-685-969-568 City Tax: \$2,992.50

**THE GRANTOR, LOTUS BTR LLC**, an Illinois Limited Liability Company, created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration, in had paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, **GRANTOR, CONVEYS and WARRANTS to MIRZET MITCH CAUSEVIC and JADRANKA IVOSEVIC-CAUSEVIC**, husband and wife of Harwood Heights, Illinois, **GRANTEES**, not as Tenants in Common, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 11 IN BLOCK 3 IN BUTLER'S MILWAUKEE AND LAWRENCE AVENUE SUBDIVISION OF PART OF BLOCKS 53 AND 55 IN THE VILLAGE OF JEFFERSON, LYING SOUTH OF LAWRENCE AVENUE IN LOT 3 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5425 W Lawrence Avenue Chicago Illinois 60630  
Permanent Real Estate Index Number: 13-16-103-001-0000

**SUBJECT TO:** General taxes for and subsequent years; to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**THIS IS NOT HOMESTEAD PROPERTY.**

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set her hand and seal on the date stated herein.

**GRANTOR: LOTUS BTR LLC**

By: Guy Rowley  
[Print Name]

Its: Managing Member

Signature: Rowley  
[Signature of Authorized Member]

Date: 12/7/18

Lot 1 82  
LN18020668

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## ATTESTATION

STATE OF ILLINOIS        )  
                                   )  
 COUNTY OF COOK         )        SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that GUY ROWLEY, personally known to me to be the Authorized Member or Managing-Member of LOTUS BTR LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 1 day of Dec., 2018



NOTARY PUBLIC  
 (Impress Seal Here)  
 My commission expires:

9/24/19

### After Recording Mail To:

Christine M. Travers  
 Associate Attorney  
 Reda | Ciprian | Magnone, LLC  
 8501 W. Higgins, Suite 440  
 Chicago, IL 60631

### REAL ESTATE TRANSFER TAX        2-Dec-2018



CHICAGO: 2,137.50  
 CTA: 655.00  
 TOTAL: 2,992.50

13-16-103-001-0000 | 20181201655721 | 1-685-969-568

\* Total does not include any applicable penalty or interest due.

### REAL ESTATE TRANSFER TAX        12-Dec-2018



COUNTY: 142.50  
 ILLINOIS: 285.00  
 TOTAL: 427.50

13-16-103-001-0000 | 20181201655721 | 1-499-241-120