

# UNOFFICIAL COPY

Doc#: 1907949000 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/20/2019 08:41 AM Pg: 1 of 3

Dec ID 20190301621693  
ST/CO Stamp 1-729-828-256 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 1-241-828-768 City Tax: \$4,095.00

410433006 1/2 JD  
WARRANTY DEED  
STATUTORY (ILLINOIS)

## GIT

### THE GRANTOR

NMZ PROPERTIES LLC, MELROSE SERIES,  
an Illinois Series Limited  
Liability Company,

Above Space for Recorder's use only

THIS AGREEMENT, made this 15TH day of NOVEMBER, 2018 between  
NMZ PROPERTIES LLC, MELROSE SERIES, an Illinois Series 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  
BRUNILDA GUZMAN, A SINGLE PERSON, of  
6050 W. MELROSE ST., CHICAGO,  
ILLINOIS 60634, 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:

**THE WEST 30 FEET OF THE EAST 60 FEET OF LOT 45 IN CHARLES BOOTH'S BELMONT AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 10 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 13-20-327-040-0000

Property Address: 6050 WEST MELROSE STREET, CHICAGO, IL 60634

Together with all and singular the hereditaments and appurtenances thereunto 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:

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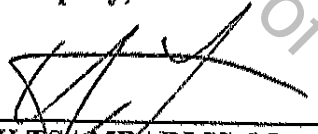
**WARRANTY DEED**  
**6050 WEST MELROSE STREET - CHICAGO**  
**PAGE 2**

**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 tax year 2018 2<sup>nd</sup> Installment and subsequent years.**

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, MELROSE SERIES, an Illinois series limited liability company,**

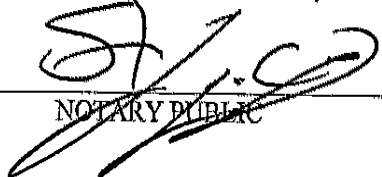
By:   
\_\_\_\_\_  
**NICK TSAMBARLIS, Member**

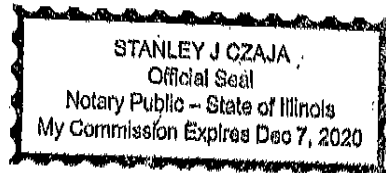
State of ILLINOIS            )  
  )  
County of COOK            )

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, MELROSE SERIES** an Illinois series 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, MELROSE SERIES** for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>TH</sup> day of MARCH, 2019.

Commission expires 12/7, 20 20

  
\_\_\_\_\_  
NOTARY PUBLIC



# UNOFFICIAL COPY

**WARRANTY DEED**  
**6050 WEST MELROSE STREET - CHICAGO**  
**PAGE 3**

**MAIL RECORDED DEED TO:**



ROSENTHAL LAW GROUP  
3700 W. DEVON, #6  
LINCOLNWOOD, IL 60712


**SEND SUBSEQUENT TAX BILL TO:**

BRUNILDA GUZMAN  
6050 W. MELROSE ST.  
CHICAGO, IL 60634

**GREATER ILLINOIS TITLE COMPANY FILE # 41043300G**

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

REAL ESTATE TRANSFER TAX		18-Mar-2019
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00
13-20-327-040-0000   20190301621693   1-729-828-256		

REAL ESTATE TRANSFER TAX		18-Mar-2019
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *
13-20-327-040-0000   20190301621693   1-241-828-768		
* Total does not include any applicable penalty or interest due.		