

UNOFFICIAL COPY

THIS DOCUMENT HAS BEEN PREPARED BY:

TRESSLER LLP
550 E. BOUGHTON ROAD
SUITE 250
BOLINGBROOK, IL 60440
ATTN: ERIK R. PECK

Doc#: 1916933156 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/18/2019 11:18 AM Pg: 1 of 3

Dec ID 20190501688940
ST/CO Stamp 1-175-085-152

(Reserved for Recorder's Use Only)

WARRANTY DEED

THE GRANTOR, the Village of Willow Springs, an Illinois municipal corporation, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, CONVEY(S) AND WARRANT(S) to 5555 Ventures of FL, LLC, an Florida limited liability company with its address at 434 Conners Avenue, Naples, FL 34108, all interest in the following described real estate:

LOT 1 IN COTTER'S SUBDIVISION OF PART OF BLOCK 27 IN MOUNT FOREST SUBDIVISION, BLOCKS 1 TO 20, A SUBDIVISION OF THAT PART OF NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE SOUTHWESTERLY OF LAND OF JOSEPH ABBIT AND SOUTHEASTERLY OF THE C. ST. L & A RAILROAD, BLOCKS 21 TO 60, A SUBDIVISION OF THAT PART SOUTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE AND SOUTHERLY OF LAND OF J. ABBIT OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-33-320-010-0000

Commonly known as: 8527 S. Archer, Willow Springs, Illinois 60480

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; and party wall rights and agreements, if any.

Hereby releasing and waving all rights under and by virtue of any homestead exemption laws of the State of Illinois.

This Warranty Deed is made as of June 17th, 2019.

REAL ESTATE TRANSFER TAX

17-Jun-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-33-320-010-0000

20190501688940 | 1-175-085-152

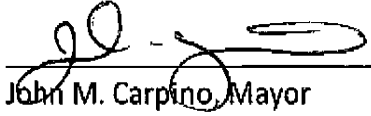
C. T. I. /CY

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IN WITNESS WHEREOF, the Grantor has executed this deed as of date and year first written above.

Village of Willow Springs,
an Illinois municipal corporation



John M. Carpino, Mayor

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that John M. Carpino, the Mayor for the Village of Willow Springs, and personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day and acknowledged that he has signed this instrument as his free and voluntary act and as the free and voluntary act of the Village of Willow Springs for the purposes stated herein.

Given under my hand and official seal as of the date and year first written above



Notary Public

Commission expires: 8-22-2020



SEND SUBSEQUENT TAX BILLS TO:

5555 Ventures of FL, LLC
434 Conners Avenue
Naples, FL 34108

AFTER RECORDING RETURN TO:

~~Russel F. Kazda~~ 5555 Ventures of FL, LLC
~~Kazda Law~~ 434 Conners Ave
~~4544 W. 103rd Street, Suite 102~~ Naples, FL 34108
~~Oak Lawn, IL 60453~~

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CHICAGO TITLE INSURANCE COMPANY

STATEMENT BY GRANTEE AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a 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 title to real estate under the laws of the State of Illinois.

6/4/19 Dated [Signature] Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID John M. Carpio THIS

4 DAY OF June, 2019

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee 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 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.

6/4/19 Dated [Signature] Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS



4 DAY OF June, 2019

[Signature]
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.
[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]