

# UNOFFICIAL COPY

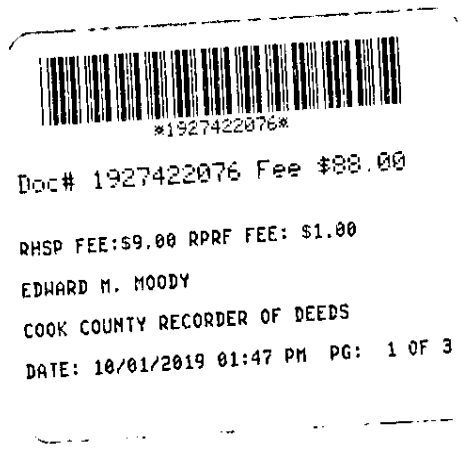
## WARRANTY DEED

**Prepared by and Mail Deed To:**

Mario Correa, P.C.  
6200 N. Hiawatha Ave., Ste 625  
Chicago, IL 60646

**Taxpayer:**

Juan A. Valtierra  
Estela Valtierra  
4337 N. Oriole Ave.  
Norridge, IL 60656



THE GRANTORS, **JUAN A. VALTIERRA and ESTELA VALTIERRA**, husband and wife, of the village of Norridge, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **ITZAJ PROPERTIES LLC - 881 PIPER SERIES, a series limited liability company created under ITZAJ PROPERTIES LLC**, a limited liability company by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PIN: 03-24-200-101-0000

ADDRESS: 881 Piper Ln., Prospect Heights, IL 60070

TO HAVE AND TO HOLD said real estate forever; subject to covenants, conditions, and restrictions of record.

DATED this 27<sup>th</sup> day of September, 2019.

\_\_\_\_\_  
Juan A. Valtierra

(SEAL)

\_\_\_\_\_  
Estela Valtierra

(SEAL)

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 2019 by Juan A. Valtierra and Estela Valtierra.

\_\_\_\_\_  
Notary Public

My Commission Expires Sept 8, 2022

COUNTY - ILLINOIS TRANSFER STAMP  
EXEMPT UNDER PROVISIONS OF PAR. E  
SECTION 31-45, REAL ESTATE TRANSFER  
TAX LAW, 35 ILCS 200/31-45.  
DATE: Sept. 27, 2019  
  
\_\_\_\_\_  
Buyer, Seller or Representative

S Y  
P 3  
S \_\_\_\_\_  
M X  
SC \_\_\_\_\_  
E X  
INT RS

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## Legal Description

### Parcel 1:

The West 25.0 feet of the East 125.0 feet of the South 20.0 feet and the West 35.0 feet of the East 160.0 feet of the South 70.0 feet and the West 70.0 feet of the East 230.0 feet of the South 55.0 feet and the West 15.0 Feet of the East 245.0 Feet of the South 70.0 Feet of that Part of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian lying North of the North line of the South 226.23 feet of said North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 24 and lying South of the Southerly line of relocated Palatine Road and lying North and West of a line described as beginning at a point on the North line of the South 226.23 feet of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 24, 1107.90 feet West of the center line of Milwaukee Avenue (as measured on said North line); thence North at right angles to said North line of the South 226.23 feet, 215.00 feet, thence East at right angles to the last described line 30.00 feet; thence North at right angles to the last described line 327.15 feet to the Southerly line of relocated Palatine Road, in Cook County, Illinois.

### Parcel 2:

Easement for the benefit of Parcel 1 created by Deed from Pullman Bank and Trust Company, Corporation of Illinois, Trustee under Trust Agreement dated February 10, 1970 and known as Trust No. 71-80845 to John L. Pufunt and Virginia M. Pufunt, his wife, dated May 21, 1971 and recorded June 28, 1971 as document 21525724 for ingress and egress over that part of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 42 North, Range 11 East of the Third Principal Meridian lying North of the North line of the South 226.23 feet of said North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 24 and lying South of the Southerly line of relocated Palatine Road and lying North and West of a line described as beginning at a point on the North line of the South 226.23 feet of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 24, 1107.90 feet West of the center line of Milwaukee Avenue (as measured on said North line); thence North a right angles to said North line of the South 226.23 feet, 215.00 feet; thence East at right angles to the last described line, 30.00 feet; thence North at right angles to the last described 327.15 feet to the Southerly line relocated Palatine Road shown as the shaded area on the Plat of Easement dated July 8, 1970 and recorded July 10, 1970 as Document 21206396 and filed in the Office of the Registrar of Titles on September 23, 1970 as LR Document 2522805 and shown as the shaded area on the Plat of Survey dated July 22, 1970 and recorded July 22, 1970 as document 21216875 and filed in the Office of the Registrar of Titles on September 23, 1970 as LR Document 2522806 (except that part thereof falling in Parcel 1) in Cook County, Illinois.

PIN: 03-24-200-101-0000

Address: 881 Piper Lane, Prospect Heights, IL

#### REAL ESTATE TRANSFER TAX

01-Oct-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-24-200-101-0000

| 20191001605342 | 0-701-843-040

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 09/27/2019

SIGNATURE: *Mirza Berberuk*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

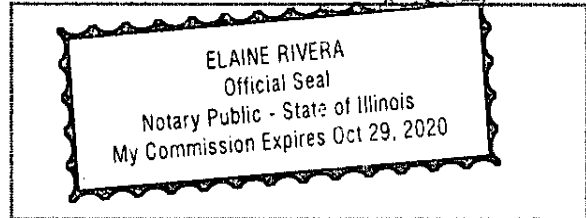
Elaine Rivera

By the said (Name of Grantor): Mirza Berberuk

On this date of: 09/27/2019

NOTARY SIGNATURE: *Elaine Rivera*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 09/27/2019

SIGNATURE: *Mirza Berberuk*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

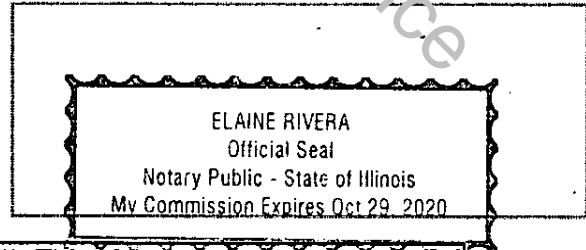
Elaine Rivera

By the said (Name of Grantee): Mirza Berberuk

On this date of: 09/27/2019

NOTARY SIGNATURE: *Elaine Rivera*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**