


# UNOFFICIAL COPY

  
 \*1932634097D\*

Doc# 1932634097 Fee \$88.00

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

EDWARD H. HOODY  
 COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2019 01:21 PM PG: 1 OF 3

## SPECIAL WARRANTY DEED

Property of Cook County Clerks Office

(The space above for Recorder's use only)

**THE GRANTOR, Z FINANCIAL ILLINOIS G PROPERTIES, LLC**, 100 Tanglewood Dr., of the City of Freeport, in the County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS only his ownership of subject property to the **Ronald T. Grzesik**, whose current address is 1709 N Chicago Avenue, Arlington Heights, Illinois, 60004 in the County of Cook and State of Illinois, the following described real estate, to-wit:

LOT 16 IN LYNWOOD SUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PIN #: 03-19-105-002-0000  
 Property Address: 1709 N Chicago Avenue, Arlington Heights, Illinois

**Subject to:** Parties in possession; building lines; use in occupancy restrictions; covenants, conditions, and restrictions of record; encroachments; zoning laws and ordinances; building violations; court cases on property; public and utility easements; acts done by or suffered through buyer; water, sewer and garbage bills; and all general real estate taxes and special assessments.

Hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

Dated this 21 day of October, 2019

  
 \_\_\_\_\_  
 Z Financial Illinois G Properties, LLC  
 Grantor

REAL ESTATE TRANSFER TAX		22-Nov-2019	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
03-19-105-002-0000		20191101649590   1-572-247-904	

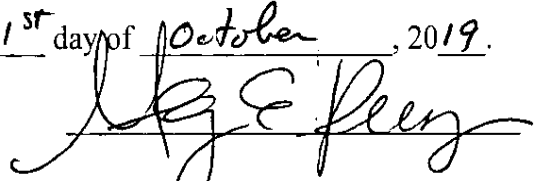
S Y  
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STATE OF ILLINOIS        )  
   )  
 OGLE COUNTY                )        SS.

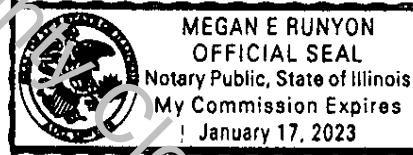
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DOES HEREBY CERTIFY THAT John Zajicek personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 21<sup>st</sup> day of October, 2019.

  
 Notary Public.

Please send Future Taxes and this document to:

Ronald T. Grzesik  
 1709 N Chicago Avenue  
 Arlington Heights, Illinois 60004



This Instrument was prepared by:

John Zajicek  
 100 Tanglewood Dr.  
 Freeport, IL 61032

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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: 11 | 22 | 2019

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

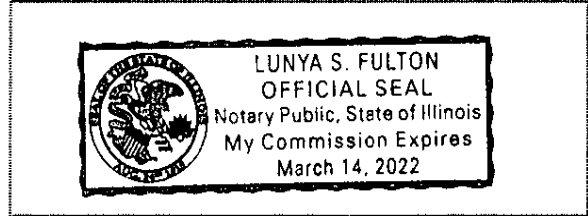
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): LUNYETTE LOCKWITZ

On this date of: 11 | 22 | 2019

NOTARY SIGNATURE: [Signature]

[Signature]  
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: 11 | 22 | 2019

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

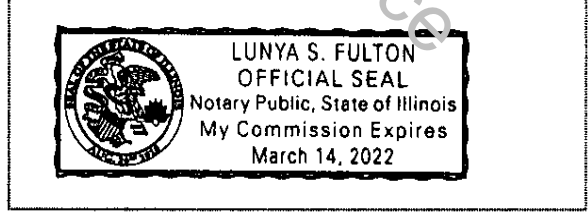
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): LUNYETTE LOCKWITZ

On this date of: 11 | 22 | 2019

NOTARY SIGNATURE: [Signature]

[Signature]  
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)**)