

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(L.L.C. to Limited Liability Company)



Doc# 2001713050 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2020 12:28 PM PG: 1 OF 3

MAIL TO:

Michael J. Anselmo
Anselmo Lindberg and Associates LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

NAME AND ADDRESS OF TAXPAYER:

ZENITRAM PROPERTIES 3521 177TH
1425 W. Schaumburg Road, Suite 202
Schaumburg, IL 60194

THE GRANTOR(S), ZENITRAM PROPERTIES, LLC, COUNTRY CLUB HILLS SERIES, a Limited Liability Company created and existing under and by 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 (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Operating Agreement of said company, conveys(s) and warrant(s) to the grantee(s), ZENITRAM PROPERTIES 3521 177TH, LLC, a Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at 1425 W. Schaumburg Road, Suite 202, Schaumburg, Illinois, 60194, all interest in the following described real estate situated in COOK County and in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

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 thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 28-35-205-002-0000
Property Address: 3521 W. 177th Street, Country Club Hills, IL 60478

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Manager, this X 6 day of January, 2020.

Name of Company: Zenitram Properties, LLC, Country Club Hills Series, a Limited Liability Company

By: X [Signature]
Dan Martinez - Manager

By: X [Signature]
JoAnn Martinez - Manager

STATE OF X IL COUNTY OF X DuPage SS.



I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dan Martinez and JoAnn Martinez personally known to me to be the Manager of Zenitram Properties, LLC, Country Club Hills Series, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he/she/they signed and delivered the said instrument and caused the company seal of said company, as her/his/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth.

Given under my hand and official seal, this X 6 day of Jan, 2020

X [Signature] Notary Public
My commission expires X 8/8/20

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph E, Section 4,
Real Estate Transfer Act
Date: January 6, 2020
Signature: [Signature]

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

SY
P
S
M
SC
E
IN
JA

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EXHIBIT A LEGAL DESCRIPTION

LOT 551 IN BLOCK 17 IN WINSTON PARK UNIT 5, BEING A SUDIVISION OF PART OF THE NORTHWEST QUARTER AND ALSO THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 26, 1972 AS DOCUMENT NO. 2604946 AND CERTIFICATE OF CORRECTION REGISTERED ON SEPTEMBER 6, 1972, AS DOCUMENT NO. 2646492 IN COOK COUNTY, ILLINOIS.



KCV 1/16/2020
City of Country Club Hills

EXEMPT

Real Estate Transfer Stamp

3521 W 177 ST

REAL ESTATE TRANSFER TAX

7-Jan-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-35-205-002-0000

| 20200101693897 |

1-100-145-5C4

Property of Cook County Clerk's Office

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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: January 16, 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

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

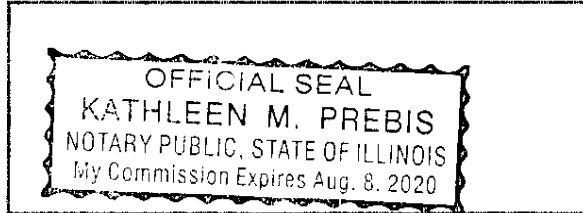
Subscribed and sworn to before me, Name of Notary Public:

KATHLEEN M. PREBIS

By the said (Name of Grantor): JOAnn Martinez

AFFIX NOTARY STAMP BELOW

On this date of: 6th Jan 2020
NOTARY SIGNATURE: [Signature]



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: January 16, 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

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

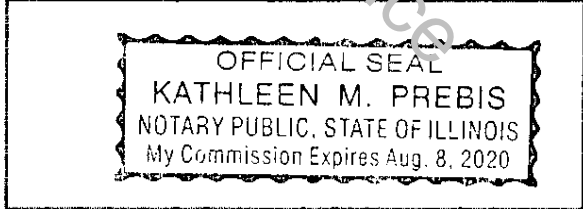
Subscribed and sworn to before me, Name of Notary Public:

KATHLEEN M. PREBIS

By the said (Name of Grantee): JOAnn Martinez

AFFIX NOTARY STAMP BELOW

On this date of: Jan 16 2020
NOTARY SIGNATURE: [Signature]



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)**)