

UNOFFICIAL COPY

PREPARED BY:

Joseph A. La Zara
7246 W. Touhy
Chicago, IL 60631

12/2

Doc#. 2005246517 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/21/2020 12:48 PM Pg: 1 of 2

MAIL TAX BILL TO:

George Zervos and Denise Zervos

714 S. Chris Lane
Mt Prospect, IL 60056

Dec ID 20200201608493
ST/CO Stamp 0-635-066-208 ST Tax \$190.00 CO Tax \$95.00
City Stamp 0-479-827-808 City Tax: \$1,995.00

MAIL RECORDED DEED TO:

Elias Mantzavrakos
1699 Wall Street, Suite 420
Mount Prospect, IL 60056

190256304484

WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL (Illinois)

THE GRANTOR(S), Passaro Properties, LLC, an Illinois 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to George Zervos, Trustee of the George Zervos Revocable Trust dated August 26, 2009 as to a 50% interest, and Denise Zervos, Trustee of the Denise Zervos Revocable Trust dated August 26, 2009 as to a 50% interest, of 714 S. Chris Ln, Mount Prospect, Illinois 60056, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

LOTS 7 AND 8, THE NORTHERLY 1/2 OF THAT PART OF THE VACATED ALLEY LYING ALONG AND ADJOINING THE SOUTHERLY LINE OF SAID LOT 7, AS VACATED BY ORDINANCE OF THE CITY OF PARK RIDGE RECORDED AS DOCUMENT NUMBER 16222699, (TAKEN AS A TRACT) IN JANE'S ADDITION TO PARK RIDGE IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM, MADE BY NATIONAL BANK OF AUSTIN, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 9, 1952 AND KNOWN AS TRUST NUMBER 2712, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19879601; TOGETHER WITH AN UNDIVIDED INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 09-36-111-034-1016

Commonly known as: 6870 N. Northwest Highway, Unit 3D, Chicago, IL 60631

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 11th day of FEBRUARY, 2020.

Passaro Properties, LLC, an Illinois Limited Liability Company

By  _____
Joseph Passaro, Authorized Member or Manager

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STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Joseph Passaro, personally known to me to be the Authorized Member or Manager of Passaro Properties, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17th day of FEBRUARY, 2020

Michael Anthony Manges
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____.



Property of Cook County Clerk's Office