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Doc# 2032134026 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2020 12:46 PM PG: 1 OF 3

WARRANTY DEED

GRANTOR, 630 S. HICKS, L.L.C., an Illinois limited liability company, having its principal place of business at 630 S. Hicks Road, Palatine, Illinois 60067

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to the GRANTEE :

LENZINI HOLDINGS, L.L.C., an Illinois limited liability company, having its principal place of business at 43 Deer Point Drive, Hawthorn Woods, Illinois 60047, an undivided 61% interest in the following described real estate:

LOTS 4 AND 5 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROUTE NUMBER 53, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 02-23-313-005-0000 and 02-23-313-006-0000

Commonly known as: ¹⁴⁰ ~~630~~ S. Hicks Road, Palatine, Illinois 60067

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND GRANTEE'S REQUEST

SUBJECT TO: (1) Real estate taxes for the year 2019 and subsequent years. (2) Covenants, conditions and restrictions apparent or of record. (3) All applicable zoning laws and ordinances; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

DATED this 14th day of August, 2020.

630 S. HICKS, L.L.C.

By Wendy Gold
Wendy Gold, its Manager

For Recorder's Use

REAL ESTATE TRANSFER TAX		15-Oct-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

02-23-313-005-0000 | 20200901684014 | 1-447-452-128

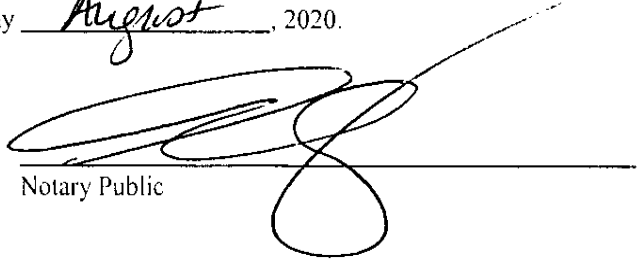
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STATE OF ILLINOIS)
)
County of)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wendy Gold, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

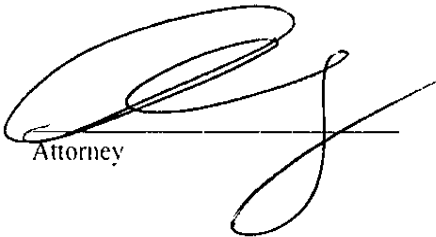
Given under my hand and official seal this 14 day August, 2020.



Notary Public

Exempt Under Provisions of Paragraph (e) Section 5-1.45.
(Property Tax Code, Real Estate Transfer Tax Law)





Attorney

8/14/2020
Date

Property of Cook County Clerk's Office

Deed prepared by: Anastasia Xinos Huck Bouma PC 1755 S. Naperville Road, Suite 200 Wheaton, Illinois 60189	Send tax bill to: Lenzini Holdings, L.L.C. 43 Deer Point Drive Hawthorn Woods, Illinois 60047	After recording return to: Anastasia Xinos Huck Bouma PC 1755 S. Naperville Road, Suite 200 Wheaton, IL 60189
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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: 8 | 14 | 2020

SIGNATURE: Wendy Gold
630 S. Hicks, L.L.C.
Wendy Gold, GRANTOR or AGENT, its manager

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

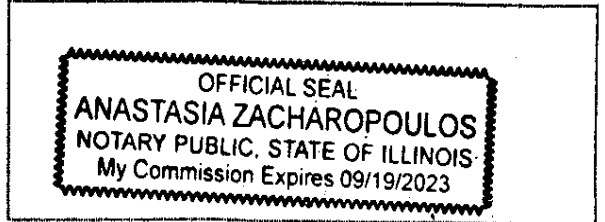
Subscribed and sworn to before me, Name of Notary Public: Anastasia Zacharopoulos
630 S. Hicks, L.L.C.

By the said (Name of Grantor): By Wendy Gold, its manager

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 14 | 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: 8 | 14 | 2020

SIGNATURE: Wendy Gold
Wendy Gold, GRANTEE or AGENT, its manager

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

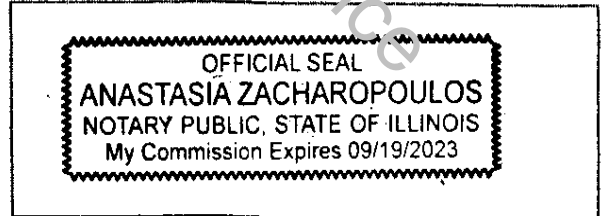
Subscribed and sworn to before me, Name of Notary Public: Anastasia Zacharopoulos
Lenzini Holdings, L.L.C.

By the said (Name of Grantee): By Wendy Gold, its manager

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 14 | 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)