

# UNOFFICIAL COPY

## WARRANTY DEED LLC TO INDIVIDUAL

Doc# 2113807396 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2021 08:46 AM Pg: 1 of 2

MAIL TO:  
ALEXANDER I. RANJHA, Esq.  
Ranjha Law Group, PC  
903 Commerce Drive - Suite 210  
Oak Brook, Illinois 60523-8736

Dec ID 20210401687870  
ST/CO Stamp 1-458-843-920 ST Tax \$330.00 CO Tax \$165.00

Chicago Title

THIS INDENTURE made this 12<sup>th</sup> day of April 2021 between HOSTAS PROPERTIES, LLC, 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, party of the first part, and JOSE PANTOJA, 5918 N. Melvina, Chicago, Illinois 60646.

WITNESSETH, that said party of the first part, in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid and pursuant to authority given by the Members & Managers of said limited liability company does hereby CONVEY and WARRANT unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

Permanent Index Number: 15-13-420-007-0000 Volume: 164  
Property Address: 1017 Circle Avenue, Illinois 60130.  
\*Forest Park

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. **8906**  
34-21  
Approved/Date

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part subject to conditions, covenants, and restrictions of record, and real estate taxes which are not yet due and payable.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Members and Managers, the day and year first above written.

HOSTAS PROPERTIES, LLC.

Joseph E. Carter (SEAL)  
Joseph E. Carter

Candace N. Carter (SEAL)  
Candace N. Carter

STATE OF ILLINOIS )  
New Jersey ) ss.  
COUNTY OF COOK (SSCA)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above parties, not individually, but pursuant to the authority granted to them in the Operating Agreement of Hostas Properties, LLC dated April 17, 2002, which Agreement remains in full force and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed delivered said instrument pursuant to authority given as the free and voluntary act and deed of the limited liability company.

GIVEN under my hand and seal this 12<sup>th</sup> day of April 2021.

AAA (SEAL)

Prepared by: Dan G. Rousakis - Attorney at Law  
7627 West Lake Street - Suite 203 River Forest, Illinois 60305 (708) 771-8849

Future Tax Bills: Jose Pantoja 1017 Circle Avenue Forest Park, Illinois 60130

STEVEN A CHARLES  
Notary Public - State of New Jersey  
My Commission Expires Dec 30, 2021

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LEGAL DESCRIPTION:

THE SOUTH 14 FEET OF LOT 8 AND THE NORTH 18 FEET OF LOT 9 IN BLOCK 2 IN THE SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK COUNTY - ILLINOIS TRANSFER STAMPS

Exempt under provision of paragraph \_\_\_\_\_ Section 4,  
Real Estate Transfer Act. 35 ILCS 200/31-45.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Property of Cook County Clerk's Office