

# UNOFFICIAL COPY

Doc#: 2119707150 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/16/2021 10:37 AM Pg: 1 of 4

410607266 1/3  
**SPECIAL WARRANTY DEED**  
Statutory (Illinois)  
(L.L.C. to Limited Liability Company)

Dec ID 20201201681534  
ST/CO Stamp 1-838-370-064

**MAIL TO:**

Thomas J. Anselmo  
Diaz Anselmo Lindberg LLC  
1771 W. Diehl Road, Suite 120  
Naperville, IL 60563

**GIT**

**NAME & ADDRESS OF TAXPAYER:**

SurMac Builders LLC  
45 S. Park Boulevard, Suite 300  
Glen Ellyn, IL 60137

THE GRANTOR(S), Marys Lane Sadie 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, 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 Members, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S),

SurMac Builders LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 45 S. Park Boulevard, Suite 300, Glen Ellyn, IL 60137, party of the second part, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 32-03-414-017-0000  
Property Address: 320 E. Center Street, Glenwood, IL 60425

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, it will warrant and defend, subject to:

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

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 Sole Member and Solo Member, this X 17 day of February, 2021.

Name of Company: Marys Lane Sadie LLC

By: X [Signature]  
Michael Surina, as Member and Manager of MJ's Investment Group, LLC - Sole Member

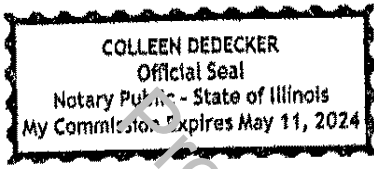
By: X [Signature]  
Julie Surina, as Member and Manager of MJ's Investment Group, LLC - Sole Member

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STATE OF X IL COUNTY OF X Cook SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Michael Surina and Julie Surina, personally known to me to be Member and Manager of MJ's Investment Group, LLC, sole member of the Mary Lane Sadie LLC, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Member(s), he/she/their 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 17 day of February, 2021



X [Signature] Notary Public  
My commission expires X 5-11-24

COUNTY B ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph E, Section 4,  
Real Estate Transfer Act  
Date: 5/18/21  
Signature: [Signature]

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

No. 4798  
AMOUNT 50.00  
DATE 12-29-20  
SOLD BY CJ  
REAL ESTATE TRANSFER TAX  
Village of GREENWOOD

REAL ESTATE TRANSFER TAX		22-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
32-03-414-017-0000   20201201681534   1-838-370-034		

Property of Cook County Clerk's Office

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EXHIBIT A

LOT 361 IN THE 7TH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/17, 20 21 Minela Stevens  
Signature

Subscribed to and sworn before me this 17<sup>th</sup> day of February, 2021.

[Signature]  
Notary Public

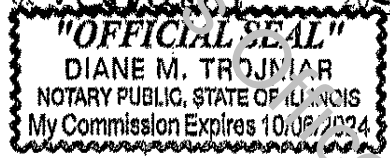


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/17, 20 21 Minela Stevens  
Signature

Subscribed to and sworn before me this 17<sup>th</sup> day of February, 2021.

[Signature]  
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT)