

# UNOFFICIAL COPY



\*2121057039\*

**This instrument prepared by:**

Adam J. Poteracki  
DiMonte & Lizak, LLC  
216 West Higgins Road  
Park Ridge, IL 60068

Doc# 2121057039 Fee \$55.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/29/2021 11:33 AM PG: 1 OF 3

**Send subsequent Tax Bills to:**

TLMV, LLC  
1900 Wright Blvd.  
Schaumburg, IL 60193

**After recording Return to:**

Adam J. Poteracki  
DiMonte & Lizak, LLC  
216 West Higgins Road  
Park Ridge, IL 60068

### SPECIAL WARRANTY DEED

Grantor, **Joseph Lampignano**, ("Grantor"), whose address is 523 N. Arlington Heights Rd., Itasca, IL 60143, and **TLMV, LLC**, an Illinois Limited Liability Company, ("Grantee"), whose address is 1900 Wright Blvd., Schaumburg, IL 60193,

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

UNITS 4A, 4B, 4C, 4D, 4E, AND 4F TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLOW GLEN MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25792753, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address:** 264 12<sup>th</sup> St., Wheeling, IL 60090

**Permanent Tax Index Numbers:** 03-02-308-010-1037, 03-02-308-010-1038, 03-02-308-010-1039, 03-02-308-010-1040, 03-02-308-010-1041, 03-02-308-010-1042

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,



**Real Estate Transfer Approved**

Initials MB Date 7/26/21  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

Page 1 of 2

REAL ESTATE TRANSFER TAX

29-Jul-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

03-02-308-010-1037

| 20210701620144 | 0-744-590-096

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it.

In Witness Whereof, said Grantors have caused their names to be signed this 1 day of July, 2020.

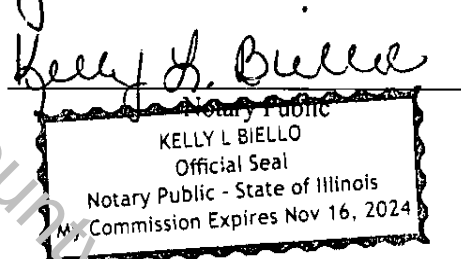
Joseph Lampignano  
Joseph Lampignano

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Lampignano, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of July, 2020.

My commission expires: 11/16/2024



Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

7-16-21  
Date

AKS  
Representative

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## STATEMENT BY GRANTOR AND GRANTEE

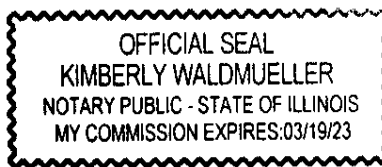
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Date: July 20, 2021

Signature:   
Agent

Subscribed and Sworn to before me  
this 20th day of July, 2021

  
Notary Public



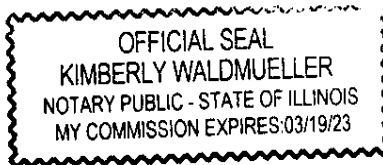
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 20, 2021

Signature:   
Agent

Subscribed and Sworn to before me  
this 20th day of July, 2021.

  
Notary Public



NOTE: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)