

WARRANTY DEED



Doc# 2200633013 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2022 10:12 AM PG: 1 OF 3

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THE GRANTOR

Giuseppe Cangelosi married to Erica Cangelosi of 11019 Fawn View Circle, Orland Park, IL 60467 for and in consideration of TEN DOLLARS (\$10.00) and other consideration in hand paid, CONVEYS and WARRANTS to GEC Investment Group LLC of 11019 Fawn View Circle, Orland Park, IL 60467 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See attached Exhibit A.

SUBJECT TO: Covenants, Conditions and Restrictions of Record.

This is not homestead property as to Erica Cangelosi.

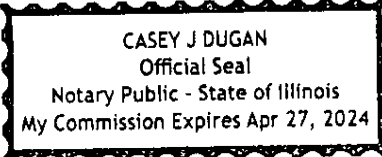
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 32-25-104-035-0000
Address of Real Estate: 21654 Clyde Avenue, Sauk Village, IL 60411

Dated this 20th day of November 2021.

Giuseppe Cangelosi (with signature)

(with signature)



I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Giuseppe Cangelosi, married to Erica Cangelosi, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 20th day of November 2021.

(with signature) Notary Public

Mail To: GEC Investment Group LLC., 11019 Fawn View Circle, Orland Park, IL 60467
Mail Tax Bill To: GEC Investment Group LLC., 11019 Fawn View Circle, Orland Park, IL 60467
Prepared By: James Phillip Habel, Esquire, 851 Dovington Court, Hoffman Estates, IL 60169

S Y
P 3
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INTEK

# UNOFFICIAL COPY

## EXHIBIT A.

### LEGAL DESCRIPTION:

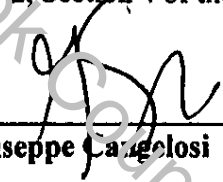
LOT 11 IN BLOCK 18 IN SOUTHDALE SUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF SAUK TRAIL ROAD ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 29, 1958 AS DOCUMENT 17331660 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 32-25-104-035-0000

COMMONLY KNOWN AS: 21654 Clyde Avenue, Sauk Village, IL 60411

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

11/26/2021  
Dated

  
Giuseppe Cariclosi

REAL ESTATE TRANSFER TAX

29-Dec-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

32-25-104-035-0000

| 20211201680399

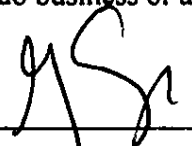
| 1-232-370-320

# UNOFFICIAL COPY

## 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 state 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 11/26, 2021.

Signature   
**Giuseppe Cangelosi, Grantor or Agent**

Subscribed and sworn to before me  
by the said grantor/agent on this  
26<sup>th</sup> day of November, 2021.

  
Notary Public



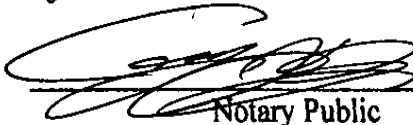
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

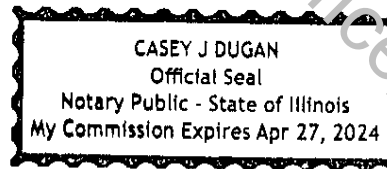
**GEC Investment Group LLC**

Dated 11/26, 2021.

Signature By:   
**Giuseppe Cangelosi, Grantee or Agent**

Subscribed and sworn to before me  
by the said grantee/agent this  
26<sup>th</sup> day of November, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)