

WARRANTY DEED

STATE OF ILLINOIS }
COUNTY OF COOK }



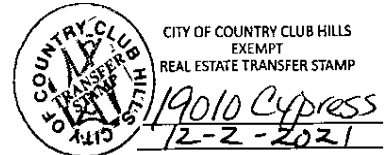
Doc# 2200633017 Fee \$93.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 01/06/2022 10:22 AM PG: 1 OF 3

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.



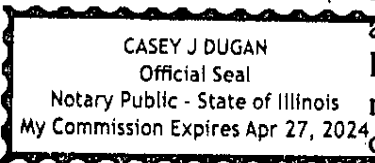
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 31-03-409-004-0000
Address of Real Estate: 19010 Cypress Drive, Country Club Hills, IL 60478

Handwritten signature of Giuseppe Cangelosi

Dated this 26 day of November 2021.

Giuseppe Cangelosi



I, the undersigned, a notary public in and for said County, in the State of Illinois, 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 26 day of November 2021.

Handwritten signature of Notary Public Casey J. Dugan

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

Vertical stamp: COPY 3 NOV 11 2021 INTER

UNOFFICIAL COPY

EXHIBIT A.

LEGAL DESCRIPTION:

Lot 52 in Tierra Grande, Unit 2, a subdivision of part of the Southwest ¼ of Section 3, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 31-03-409-004-0000

COMMONLY KNOW AS: 19010 Cypress Drive, Country Club Hills, IL 60478

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

11/26/2021

Dated

Giuseppe Cangelosi

REAL ESTATE TRANSFER TAX

29-Dec-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-03-409-004-0000


| 20211201680614 | 1-028-176-528

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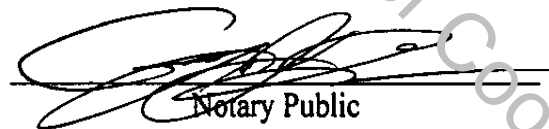
STATEMENT BY GRANTOR AND GRANTEE

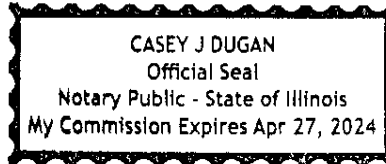
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to Real estate in Illinois, a partnership authorized to do business or acquire and hold title to real 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
26th day of November, 2021.


Notary Public



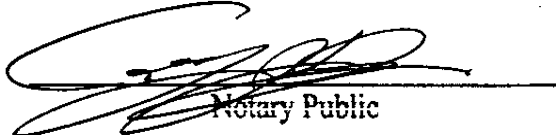
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

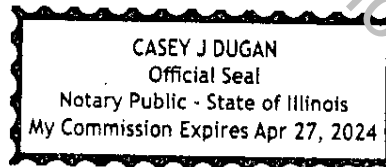
GEC Investment Group LLC

Dated 11/26, 2021.

Signature By: 
Giuseppe Cangelosi, Grantee or Agent

Subscribed and sworn to before me
by the said grantee/agent this
26th 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.)