WARRANTY DEED

STATE OF ILLINOIS COUNTY OF COOK



Doc# 2200633018 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2022 10:25 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 Congelosi.

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

Permanent Index Number:

24-17-419-024-1002

Address of Real Estate:

10912 S. Central, Chicago Ridge, IL 60415

Dated this 20 day of Milinber 2021.

CASEY J DUGAN Official Seal Notary Public - State of Illinois My Commission Expires Apr 27, 2024

I, the undersigned, a notary public in and for said Coviny, 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 day of

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

2200633018 Page: 2 of 3

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EXHIBIT A.

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 102 IN CHEYENNE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 (EXCEPT THE NORTH 54 FEET THEREOF) ALL OF LOT 6 IN WIEGAL AND XILGALLEN'S CENTRAL AVENUE SUBDIVISION OF PART OF THE EAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 MORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86021368 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEJ, 1 AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 86,021367 FOR INGRESS AND EGRESS AND PARKING OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 10 FEET OF THE NORTH 54 FEET OF THE WEST 68 FEET OF LOT 5 IN WIEGEL AND KILGALLEN'S CENTRAL AVENUE SUBDIVISION-OF PART OF THE EAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 24-17-419-024-1002

COMMONLY KNOW AS: 10912 S. Central, Chicago Ridge, IL 60415

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

Dated Giuseppe Cangelosi

REAL ESTATE TRANSFER TAX 29-Dec	
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
	Team

2200633018 Page: 3 of 3

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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

under the laws of the State of Inmois.	/ //
Dated 11 , 2021. Signatur	re / X
6	Giuseppe Cangelosi, Grantor or Agent
Subscribed and swor, to before me	
by the said grantor/agent in s	****
<u>76</u> day of New 3/_, 2021.	CASEY J DUGAN
	Official Seal Notary Public - State of Illinois My Commission Expires Apr 27, 2024
Motary 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 11 26 , 2021. Signature By:

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

Official Seal Notary Public - State of Illinois My Commission Expires Apr 27, 2024

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.)