

UNOFFICIAL COPY

This Warranty Deed made and executed this 11/17, 2021 by Nicholas Castaldo, member and manager of Castaldo Development, LLC, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, hereinafter called the grantor, to NC4 Holdings, LLC – 1707 N 20th, residing at 1S367 Summit Ave., #1F Oakbrook Terrace, IL 60181, a Series Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, hereinafter called the grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledges, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, Illinois, viz:

THE South 24.75 feet of lot 14 in block 19 in Goss, Judd and Sherman's west division street home addition a subdivision of the northwest ¼ of section 3, township 19 north, range 12 East of the Third Principal Meridian, (except the North 63 acres thereof) and except lots 19 and 20 in block 4 in Goss, Judd and Sherman Melrose Park Highlands, a subdivision in the northwest ½ of section 3, aforesaid, all in Cook County, Illinois.

Grantor hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto.


Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2020, easements, restrictions, and reservations of record.



Property Address: 1707 N 20th Ave., Melrose Park, IL 60160
PIN: 15-03-113-034-0000

This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).




Robert Mondo, Esq.
Attorney for Grantor


11/17/21
Date

REAL ESTATE TRANSFER TAX		09-Mar-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

15-03-113-034-0000 | 20220201614074 | 0-814-867-856



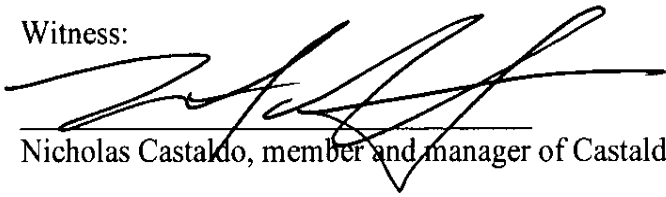
Doc# 2206933057 Fee \$88.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 03/10/2022 02:46 PM PG: 1 OF 3

EXEMPT
 VILLAGE OF MELROSE PARK
 Ordinance No. 687
1707 N 20th Ave
 Address of Property

 Approved Date 2-11-22

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In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.


Witness:


Nicholas Castaldo, member and manager of Castaldo Development, LLC, Grantor

State of Illinois)
) ss.
County of Cook)

On this date 11/17, 2021, personally appeared before me, a notary public, Nicholas Castaldo, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

7/30/22
My commission expires


Notary Public

Send Future Tax Bills to:
NC4 Holdings., LLC
1S376 Summit Ave. #1F
Oakbrook Terrace, IL 60181



Document Prepared by:
Robert Mondo, Esq.
P.O. Box 72668
Roselle, IL 60172
630-215-3676

Send Filed Deed To:
Robert Mondo
P.O. Box 72608
Roselle, IL 60172

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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 assignment of beneficial interest in land trust is either a. natural person, and 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.

Dated 11/17, 2021 Signature: [Signature]
Grantor

Subscribed and sworn to before me by the said Nicholas Castaldo

this 17 day of November, 2021.

NOTARY PUBLIC [Signature]



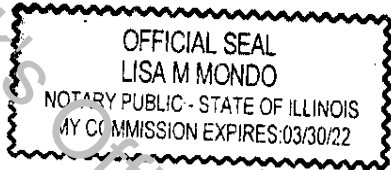
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date 11/17, 2021 Signature: [Signature]
Grantee

Subscribed and sworn to before me by the said Nicholas Castaldo

this 17 day of November, 2021.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)