

# UNOFFICIAL COPY

Doc#. 2223720013 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/25/2022 06:22 AM Pg: 1 of 5

Dec ID 20220801618418

## WARRANTY DEED

**GRANTOR, GLS GROUP LLC**, an Illinois limited liability company having its principal place of business at 717 Terry Lane, Countryside, Illinois 60525

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

**CONVEYS and WARRANTS to the GRANTEE:**

**Zoran Gjorgjevski, a married man**, of 717 Terry Lane, Countryside, Illinois 60525, the following described real estate:

*For Recorder's Use*

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBER: 33-20-300-040-0000

Commonly known as: 21740 E. Lincoln Highway, Lynwood, Illinois 60411

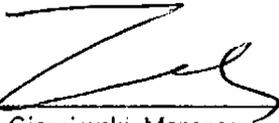
\*\*\*THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND GRANTEE'S REQUEST\*\*\*

\*\*\*This is not the homestead property of the Grantor or his spouse\*\*\*

**SUBJECT TO:** (1) Real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions apparent or of record. (3) All applicable zoning laws and ordinances; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

DATED this 10<sup>th</sup> day of August, 2022.

GLS GROUP LLC

By  \_\_\_\_\_  
Zoran Gjorgjevski, Manager

1 of 4

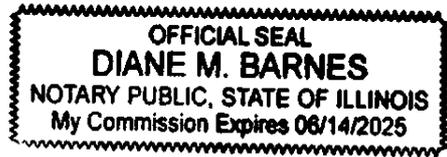
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STATE OF ILLINOIS )  
  )  
County of DuPage     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zoran Gjorgjevski, 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 10<sup>th</sup> day August, 2022.

*Diane M Barnes*  
Notary Public



Exempt Under Provisions of Paragraph (e) Section 31-4.5,  
(Property Tax Code, Real Estate Transfer Tax Law)

*[Signature]*  
Attorney

8-10-22  
Date

Property of Cook County Clerk's Office

|  |  |   |
|--|--|---|
| <b>Deed prepared by:</b><br>Aaron E. Ruswick<br>Huck Bouma PC<br>1755 S. Naperville Road, Suite 200<br>Wheaton, Illinois 60189 | <b>Send tax bill to:</b><br>Zoran Gjorgjevski<br>717 Terry Lane<br>Countryside, Illinois 60525 | <b>After recording return to:</b><br>Aaron E. Ruswick<br>Huck Bouma PC<br>1755 S. Naperville Road, Suite 200<br>Wheaton, Illinois 60189 |
|--|--|---|

# UNOFFICIAL COPY

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE 500.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 AND THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TWENTY; THENCE SOUTH 88 DEGREES 40 MINUTES 08 SECONDS WEST BEING AN ASSUMED BEARING ON SAID 500.50 FEET NORTH OF AND PARALLEL LINE, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 160 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 660.50 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION TWENTY, WHICH IS 2042.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 88 DEGREES 40 MINUTES 08 SECONDS WEST, ON THE NORTH LINE OF THE SOUTH 660.50 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 663.50 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 660.50 FEET, WHICH IS 1265.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 32 DEGREES 27 MINUTES 11 SECONDS WEST, A DISTANCE OF 794.69 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, WHICH IS 1701.55 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 88 DEGREES 40 MINUTES 08 SECONDS EAST ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 880.52 FEET TO A LINE 821.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 00 DEGREES 52 MINUTES 00 SECONDS WEST, ON SAID 821.00 FEET WEST OF AND PARALLEL LINE, A DISTANCE OF 500.52 FEET TO A LINE 500.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 88 DEGREES 40 MINUTES 08 SECONDS EAST, ON SAID 500.50 FEET NORTH AND PARALLEL LINE, A DISTANCE OF 221.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

# UNOFFICIAL COPY

Recorder of Cook County, Illinois  
Plat Act Affidavit - Metes and Bounds Description

State of Illinois )  
County Of DuPage ) SS

I, Zoran Gjorgjevski, being duly sworn on oath, states that he resides at 717 Terry Lane, Countryside, Illinois 60525. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

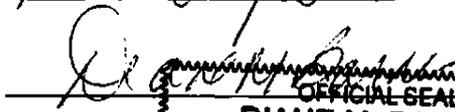
1. The sale or exchange of land is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyance relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

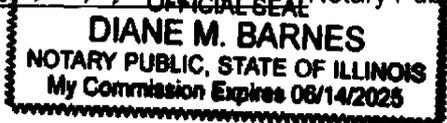
Circle Number above Which Is Applicable to the Attached Deed.

Affiant further states that he/she makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
Zoran Gjorgjevski

Subscribed and Sworn to before me this 10th day of Aug 17, A.D., 2022.

  
Notary Public



# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 8/10/2022

SIGNATURE: [Signature]  
GLS Group LLC  
GRANTOR or AGENT  
Zoran Gjorgjevski, Manager

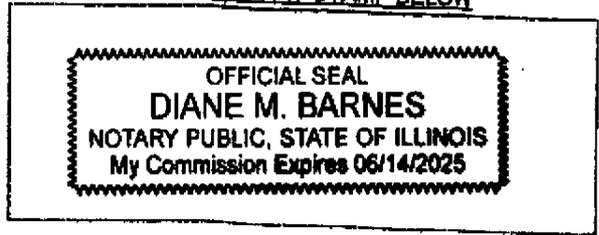
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:  
Zoran Gjorgjevski, Mgr  
By the said (Name of Grantor): GLS Group LLC

On this date of: 8/10/2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: \_\_\_\_\_, 20\_\_\_\_

SIGNATURE: [Signature]  
GRANTEE or AGENT  
Zoran Gjorgjevski

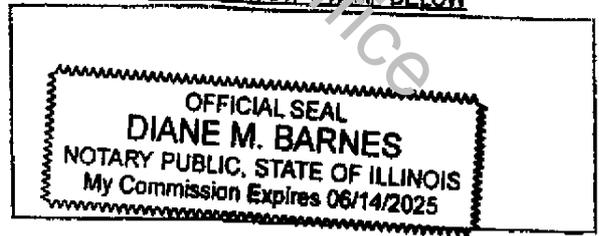
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:  
By the said (Name of Grantee): Zoran Gjorgjevski

On this date of: 8/10/2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)