

# UNOFFICIAL COPY

Doc#: 2223720014 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/25/2022 06:22 AM Pg: 1 of 5  
Dec ID 20220801618444

## WARRANTY DEED

**GRANTOR, Zoran Gjorgjevski, a married man, of 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:**

**LUSA GROUP LLC, an Illinois limited liability company having its principal place of business at 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.

  
\_\_\_\_\_  
Zoran Gjorgjevski

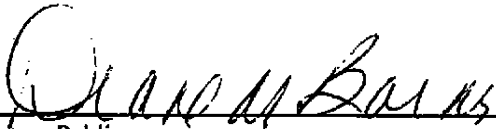
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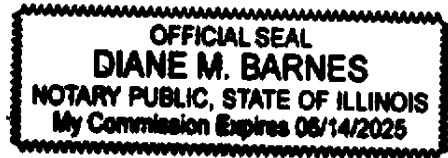
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STATE OF ILLINOIS )  
                                          )  
County of DuPage     )


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.

  
\_\_\_\_\_  
Notary Public



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

  
\_\_\_\_\_  
Attorney

8-10-22  
Date

Property of Cook County Clerk's Office

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



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## 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]

GRANTOR AGENT  
Zoran Gjorgjevski

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

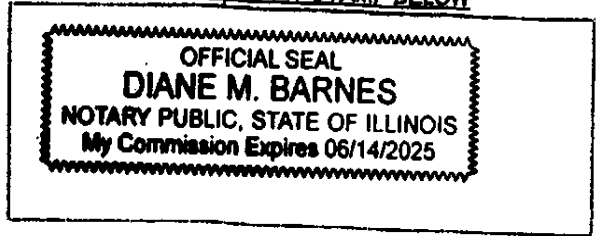
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Zoran Gjorgjevski

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.

LUSA GROUP LLC

DATED: 8/10/2022

SIGNATURE: [Signature]

GRANTEE AGENT  
Zoran Gjorgjevski

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

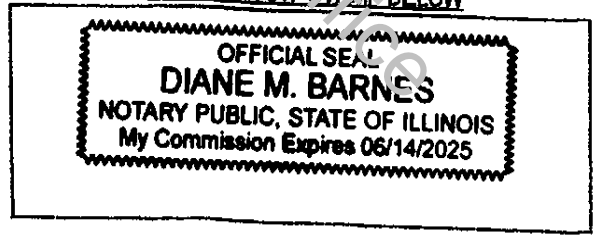
Subscribed and sworn to before me, Name of Notary Public:  
Zoran Gjorgjevski, Mgr

By the said (Name of Grantee): Lusa Group LLC

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)