### UNOFFICIAL CO

#### 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:** 

ZG GROUP LLC, an D'inois limited liability company having it's principal place of business at 717 Terry Lane, Countrysi le Plinois 60525, the following described real estate:

Doc#. 2223720016 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/25/2022 06:22 AM Pg: 1 of 5

Dec ID 20220801618535

For Recorder's Use

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBER: 33-20-30J-038-0000

Commonly known as: 21740 E. Lincoln Highway, Linvood, 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 spour.

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 ill rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises for ever. 750/1/Ca

DATED this 10th day of August, 2022.

Zoran Gjorgjevski



# **UNOFFICIAL COPY**

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 10th day August, 2022.

Notary Public

OFFICIAL SEAL
DIANE M. BARNES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/14/2025

County Clark's Office

Exempt Under Provisions of Paragraph (e) Section 31-43, (Property Tax Gode, Real Estate Transfer Tax Law)

Attorney

8-10-22 Date

### Deed prepared by:

Aaron E. Ruswick Huck Bouma PC 1755 S. Naperville Road, Suite 200 Wheaton, Illinois 60189

### Send tax bill to:

ZG Group LLC 717 Terry Lane Countryside, Illinois 60525

#### After recording return to:

Aaron E. Ruswick Huck Bouma PC 1755 S. Naperville Road, Suite 200 Wheaton, Illinois 60189

# **UNOFFICIAL COPY**

THAT PART OF THE SOUTH 230.00 FEET OF THE NORTH 390.00 FEET OF THE EAST 997.00 FEET OF THE SOUTH 660.50 FEET OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF TAKEN BY CONDEMNATION CASE NO. 2013-L-050886 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 20; THENCE NORTH 00 DEGREES 52 MINUTES 12 SECONDS WEST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 270,51 FEET TO THAT SOUTH LINE OF SAID NORTH 230.00 FEET OF THE SOUTH 500.50 FEET OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 88 DEGREES 40 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE 53.18 FEET TO THE WESTERLY (IG IT OF WAY LINE OF US ROUTE 30 (LINCOLN HIGHWAY) PER CONDEMNATION CASE NUMBER 32L50667 FILED MARCH 21, 2003 IN THE CIRCUIT COURT OF COOK COUNTY AND TO THE POINT OF BEGINNING, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER THEREOF; THENCE CONTINUING SOUTH 88 DEGREES 40 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE 65 37 FEET; THENCE NORTH 03 DEGREES 06 MINUTES 44 SECONDS WEST 44.83 FEET; THENCE NOKIN 50 DEGREES 51 MINUTES 34 SECONDS EAST 55.85 FEET TO A POINT ON A NONTANGENT CURVE; THENCE NORTHWESTERLY 155.39 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1370.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 14 DEGREES 56 MINUTES 05 SECONDS WEST 155.31 FEET TO THE NORTH LINE OF SAID SOUTH 500.50 FEET OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE NORTH 88 DEGREES 40 MINUTES 08 SECONDS EAST ALONG SAID NORTH LINE 34.80 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF US ROUTE 30 (LINCOLN HIGHWAY) PER CONDEMNATION CASE NUMBER 02L50667, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER THEREOF AND A POINT ON A NONTANGENT CURVE; THENCE SOUTHEAS TEP Y 231.74 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1151.43 FEET, THE CHORD OF is Clark's Office SAID CURVE BEARS SOUTH 07 DEGREES 30 MINUTES 11 SECONDS EAST 231.35 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINGIS.

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### UNOFFICIAL COPY

	Recorder of Cook County, Illinois
	Plat Act Affidavit - Metes and Bounds Description
State of Illinois	
	) SS
County Of DuPage	i

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:

- 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 parchis 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 day of

ク√√プ゚, A.D., 2022.

DIANE M. BARNES

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 06/14/2025

R:\\37000s\\37100-37199\\37103-2\\Real Estate\\4 acre Lynwood\\Plat Act Affidavit.wpd

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## **UNOFFICIAL COPY**

# GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, per. 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: SIGNATURE: GRANTOR or AGENT Zoran Gjorgjevski. Zoran Gjorgjevski. Zoran Gjorgjevski. Subscribed and sw om to before me, Name of Notary Public: By the said (Name of Grantor): Zoran Gjorgjevski AFFIX NOTARY STAMP BELOW On this date of: OFFICIAL SEAL DIANE M. BARNES NOTARY PUBLIC, STATE OF ILLINOIS **NOTARY SIGNATURE:** 

### **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.

ZG GROUP LLC

DATED:

| Construction | Constructio

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

On this date of:

AFFIX NOTARY STATO BELOW

My Commission Expires 06/14/2025

NOTARY SIGNATURE: DANG MBULK

OFFICIAL SEAL
DIANE M. BARNES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/14/2025

### 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.

(Atlach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)

rev. on 10.17,2016