

UNOFFICIAL COPY

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

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 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: 33-20-300-038-0000

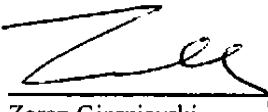
Commonly known as: 21740 E. Lincoln Highway, Lynwood, Illinois 60411

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 10th day of August, 2022.



Zoran Gjorgjevski


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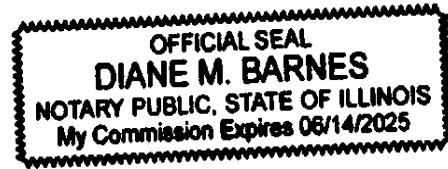
STATE OF ILLINOIS)
)
County of DuPage)

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.

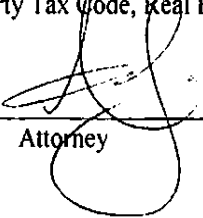
Given under my hand and official seal this 10th day August, 2022.



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

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
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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 RIGHT OF WAY LINE OF US ROUTE 30 (LINCOLN HIGHWAY) PER CONDEMNATION CASE NUMBER 02L50667 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 65.67 FEET; THENCE NORTH 03 DEGREES 06 MINUTES 44 SECONDS WEST 44.83 FEET; THENCE NORTH 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 SOUTHEASTERLY 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 SAID CURVE BEARS SOUTH 07 DEGREES 30 MINUTES 11 SECONDS EAST 231.35 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 or AGENT
Zoran Gjorgjevski

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

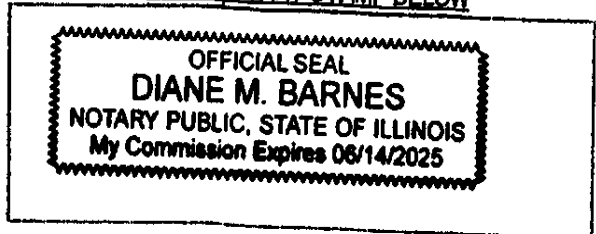
Subscribed and sworn to before me, Name of Notary Public:

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.

DATED: 8/10/2022

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.

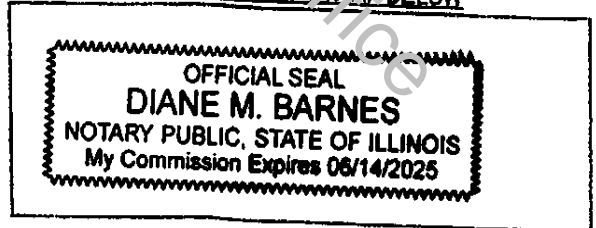
Subscribed and sworn to before me, Name of Notary Public:
Zoran Gjorgjevski, Mgr

By the said (Name of Grantee): ZG 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)**