

UNOFFICIAL COPY

Doc#: 2317833070 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 09:55 AM Pg: 1 of 5

WARRANTY DEED

ILLINOIS STATUTORY

Dec ID 20230601645915
ST/CO Stamp 1-589-302-992 ST Tax \$145.00 CO Tax \$72.50
City Stamp 1-534-113-488 City Tax: \$1,522.50

After Recording, Mail to:
Zendaya Landa
2047 W. 71st St.
Chicago, IL 60636

Name & Address of Taxpayer:

~~Zendaya Landa~~ ZEN Ayda Landa Garcia
2047 W. 71st St.
Chicago, IL 60636

This document prepared by:

McKenna Storer
Attn: Andrew Bratzel
1004 Courtaulds Dr., Ste. A
Woodstock, IL 60098

Space reserved for recording office use

THE GRANTORS:

Chicagoland 84, LLC - 23 2047 W 71st, Protected Series; Chicagoland 84, LLC - 03 10214 S LaSalle, Protected Series; Chicagoland 84, LLC - 09 11837 S Wallace (erroneously noted as "A Wallace" on prior deed); Chicagoland 84, LLC - 11 1223 S Keeler, Protected Series; Chicagoland 84 LLC - 17 1418 W 112th, Protected Series; Chicagoland 84, LLC - 25 218 N Mason, Protected Series; and Chicagoland 84, LLC - 36 307 w 117th, Protected Series, a series Illinois Limited Liability Company, and each holding 1/7th interest in the below mentioned property, and having their principal office at 3225 McLeod Dr., Suite 100, Las Vegas, NV 89121, and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, sell and convey unto:

GRANTEE(S): ~~Zendaya Landa, married~~ ^{Zenayda Garcia} a single woman

- Individually
- as ~~Tenants in Common~~
- As ~~Joint Tenants with Right of Survivorship~~
- As ~~Tenants by the Entirety~~

of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 IN BLOCK 2 IN HERRON'S SUBDIVISION OF 50 ACRES IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

2/3 Pt 23 92788

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PIN: 20-30-106-006-0000

Property commonly known as: 2047 W. 71st St., Chicago, IL 60636

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable as of the date hereof.

TO HAVE AND TO HOLD the said premises with the appurtenances and for the uses and purposes set forth.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 20 day of June, 2023.

Chicagoland 84, LLC – 23 2047 W 71st,
Protected Series

Chicagoland 84, LLC - 03 10214 S La Salle,
Protected Series

Chicagoland 84, LLC – 09 11837 S Wallace,
Protected Series

Chicagoland 84, LLC – 11 1223 S Keeler,
Protected Series

Chicagoland 84, LLC – 17 1418 W 112th,
Protected Series

Chicagoland 84, LLC – 25 218 N Mason,
Protected Series

Chicagoland 84, LLC – 36 307 W 117th,
Protected Series

Chicagoland 84, LLC

By: Carolyn Gregory by Andrew D. Bratzel
Carolyn Gregory, its Manager, by Andrew D. Bratzel, Attorney in Fact under Power of Attorney dated April 5, 2023

Witness under POA

(Notary follows.)

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STATE OF ILLINOIS

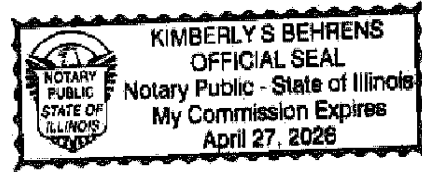
COUNTY OF DuPage

TO WIT:

I HEREBY CERTIFY that on this 20 day of June, 2023, before me, the undersigned Notary Public of the aforesaid State, personally appeared Andrew D. Bratzel, and upon oath, acknowledged and stated himself to be in the capacity as noted above, and as authorized so to do, executed the foregoing instrument, as his free and voluntary act for the purposes contained therein.

WITNESS My Hand and Notarial Seal.

[Signature] (Seal)
Notary Public
My Commission Expires: 4/27/26



Property of Cook County Clerk's Office

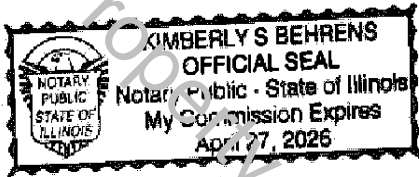
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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR(S), or his/her/their agent affirms that, to the best of his/her/their knowledge, the name of the GRANTEE(S) shown on the deed or assignment of beneficial interest (ABI) in a 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: June 20, 2023.

Chicagoland 84, LLC – 23 2047 W 71st,
Protected Series



By: Carolyn Gregory
Carolyn Gregory, its Manager, by
Andrew D. Bratzel, Attorney in Fact under
Power of Attorney dated April 5, 2023,
Grantor.

Andrew Bratzel
AFA

Subscribed and sworn to before
me this 20 day of June 2023,
2023.

[Signature]
Notary Public

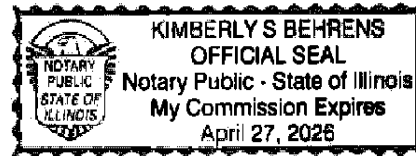
The GRANTEE(S) or his/her/their agent affirms that to the best of his/her/their knowledge, the name of the GRANTEE(S) shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire 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: 6/20/23, 2023.

Zenayda Landa Garcia
Zenayda Landa, Grantee
Zenayda

Subscribed and sworn to before
me this 20 day of June 2023,
2023.

[Signature]
Notary Public



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)

UNOFFICIAL COPY

Lot 6 in Block 2 in Herron's Subdivision of 50 acres in the East 1/2 of the Northwest 1/4 of Section 30, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

pin #

20-30-106-006.0000

property address:

2047 W. 1st St

Chicago IL 60636

Property of Cook County Clerks Office

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