

PREPARED BY:
Dennis Fox Inc
Dennis Fox
9733 Oak Park Avenue
Oak Lawn, IL 60453
File No. 2024-01-24



Doc# 2409614387 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/5/2024 3:12 PM
PAGE: 1 OF 2

MAIL SUBSEQUENT TAX BILL
AND DEED TO:
ZL Investments LLC
30 East Division Street
11E
Chicago, IL 60610

WARRANTY DEED
Individual to Individual

The Grantor, **Lincoln Parkside LLC, an Illinois Limited Liability Company**, of 6030 Lake Bluff Drive, 101, Tinley Park, IL 60477, for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, convey and warrant to

The Grantee, **ZL Investments LLC, an Illinois Limited Liability Company**, of 30 East Division Street, 11E, Chicago, IL 60610, the following described real estate, situated in the State of Illinois to wit:

Legal Description: *LOT 3 IN BLOCK 9 IN CANTERBURY GARDENS UNIT NUMBER 2A, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

Property Index Number(s): 28-24-109-003-0000

Commonly Known As: 2925 Stafford Drive, Markham, IL 60428

Grantor having been informed of the terms of the Illinois Responsible Property Transfer Act, 765 ILCS 90/1 et.seq., represent that this transfer is not subject to the same.

GRANTOR do for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

[Signature Page Follows]

S
P
S
SC
INT
Y
2
Y-1
Ry

UNOFFICIAL COPY

Dated this 1 day of April, 2024.

Lincoln Parkside LLC, an Illinois Limited Liability Company

By: Juan Miguel Rios Zertuche
Juan Miguel Rios Zertuche Barra, Manager

ACKNOWLEDGMENT

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on this 1ST day of April, 2024, by
Juan Miguel Rios Zertuche Barra, Manager.

Anna S. Winkler
Signature of person taking acknowledgment

My commission expires: 3/12/28

SEAL:



REAL ESTATE TRANSFER TAX		05-Apr-2024
	COUNTY:	55.00
	ILLINOIS:	110.00
	TOTAL:	165.00
28-24-109-003-0000		202401670301 1-186-106-928

28-24-109-003-0000



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 04-02-2024

\$ 100.00

0963