

# UNOFFICIAL COPY

Doc#: 2415002265 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/29/2024 4:09 PM Pg: 1 of 5

Dec ID 20240501614728

ST/Co Stamp 0-389-764-400 ST Tax \$195.00 CO Tax \$97.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS

M3 Illinois Properties, LLC  
P.O. Box 68  
Harwood, MD 20776

(The Above Space for Recorder's Use Only)

THE GRANTORS M3 Illinois Properties, LLC and Illinois Limited Liability Company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Eric Kougue Yamgoue a married man of Bronx, New York, and Veronique Ngamo, a Single woman of Chicago Illinois in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*\* to be held as joint tenants*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 28-35-118-001-0000

Property Address: 3690 School Drive, Country Club Hills, IL 60478

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

**UNOFFICIAL COPY**

STATE OF Maryland )  
 ) SS,  
 COUNTY OF Anne Arundel )

Dated this 28<sup>th</sup> day of May, 2024.

David Morauer



David Morauer as member for M3 Illinois Properties LLC

STATE OF ~~Illinois~~ <sup>Maryland</sup> )  
 ) SS,  
 COUNTY OF ~~Illinois~~ <sup>Anne Arundel</sup> )

I, Sarah Johnson, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, David Morauer, as member of M3 Illinois Properties LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28 day of May, 2024.

Sarah Johnson  
 Notary Public  
**Sarah A. Johnson**  
 Notary Public  
 Anne Arundel County,  
 Maryland  
 11-27-24

<b>AL ESTATE TRANSFER TAX</b>		29-May-2024
		COUNTY: 97.50
		ILLINOIS: 195.00
		<b>TOTAL: 292.50</b>
28-35-118-001-0000		20240501614728   0-389-764-400

# UNOFFICIAL COPY

STATE OF Maryland )  
                          Anne Arundel ) SS,  
COUNTY OF Anne Arundel )

Dated this 28<sup>th</sup> day of May, 2024.

David Morauer  
David Morauer as member for M3 Illinois  
Properties LLC

STATE OF Maryland )  
                          Anne Arundel ) SS,  
COUNTY OF Anne Arundel )

I, Sarah A. Johnson, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, David Morauer, as member of M3 Illinois Properties LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28<sup>th</sup> day of May, 2024.

Sarah A. Johnson  
Notary Public

**Sarah A. Johnson**  
**Notary Public**  
**Anne Arundel County,**  
**Maryland**

11-21-24

Notary Office

# UNOFFICIAL COPY

Dated this 8<sup>th</sup> day of May, 2024.

[Signature]  
Ryan Morauer as ~~managing~~ member for  
M3 Illinois Properties LLC

STATE OF ~~ILLINOIS~~ Maryland  
COUNTY OF ~~COOK~~ Anne Arundel ) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryan Morauer personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 8<sup>th</sup> day of May, 2024.

[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY

DIAZCASE LAW  
7100 16th Street  
Berwyn, IL 60402



**AMANDA J SIMPSON**  
NOTARY PUBLIC  
ANNE ARUNDEL COUNTY  
MARYLAND  
MY COMMISSION EXPIRES JULY 21, 2023  
**Amanda J Simpson**  
Notary Public  
Anne Arundel County  
State of Maryland  
My Commission Expires July 21, 2027

MAIL TO:

Alfred Dymia  
710 West Higgins Road  
Suite 103  
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Eric Yamgoue and Veronique Ngamo  
3690 School Drive  
Country Club Hills, IL 60478

NO. 24-138  
3690 School Dr.  
P.B. \$925.00

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 656 IN BLOCK 21 IN WINSTON PARK UNIT 5, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND ALSO THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 26, 1972 AS DOCUMENT NUMBER LR 2604946 AND CERTIFICATE OF CORRECTION REGISTERED ON SEPTEMBER 6, 1972 AS DOCUMENT NUMBER LR 2646492, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office