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Doc#: 2417020375 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/18/2024 3:43 PM Pg: 1 of 6

Doc ID 20240601632370

ST/Co Stamp 1-133-575-472 ST Tax \$0.00 CO Tax \$0.00

WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor(s) JL PROPERTIES GROUP, LLC E An Illinois Limited Liability Company, of the City of Wheaton, County of DuPage, State of Illinois for and in consideration of the sum of One Dollar and other good and valuable Consideration, the receipt of which is hereby Acknowledged, CONVEY and WARRANT to HAZELHOUSE PROPERTIES LLC The following described real estate, to-wit:

FIDELITY NATIONAL TITLE
CH240010455
2/3

SEE ATTACHED LEGAL DESCRIPTIONS

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 yet due and payable at the time of closing.

Said properties being situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13th day of June, 2024

JL PROPERTIES GROUP LLC E

BY: John Pezzullo

JOHN PEZZULLO, MANAGER/MEMBER

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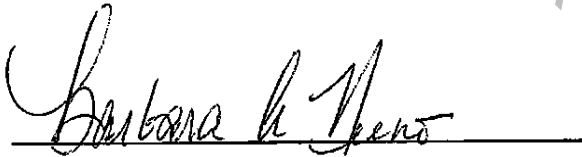
STATE OF ILLINOIS

SS

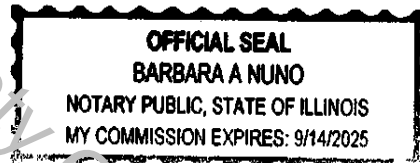
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that JOHN PEZZULLO in his capacity as MANAGER/MEMBER of JL PROPERTIES GROUP LLC E, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 13th day of June, 2024



NOTARY PUBLIC



Future taxes to: HAZELHOUSE PROPERTIES LLC
1776 S. Naperville Road, A-206
Wheaton, IL 60189


Return doc to: HAZELHOUSE PROPERTIES LLC
1776 S. Naperville Road, A-206
Wheaton, IL 60189

Prepared by: JL PROPERTIES GROUP LLC E
1776 S. Naperville Road, A-206
Wheaton, IL 60189

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Property of Cook County Clerk's Office

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: 6/13/24



Signature of Buyer, Seller or Representative

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LEGAL DESCRIPTIONS HAZEL CREST PROPERTIES

PARCEL 1:

Lot 3 and the North half of Lot 4 in Block 4 in COOPER'S HAZEL CREST MANOR, being a subdivision of the East 443 feet in the Northeast quarter of the Northeast quarter of Section 25, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line in Cook County, Illinois.

COMMONLY KNOWN AS: 16748 Western Avenue, Hazel Crest, Illinois 60429
PARCEL NUMBER: 28-25-211-037-0000

PARCEL 2:

Lot 8 in Block 4 in COOPER'S HAZEL CREST MANOR, being a subdivision of the East 443 feet in the Northeast quarter of the Northeast quarter of Section 25, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 16784 S. Western Avenue, Hazel Crest, Illinois 60429
PARCEL NUMBER: 28-25-211-025-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

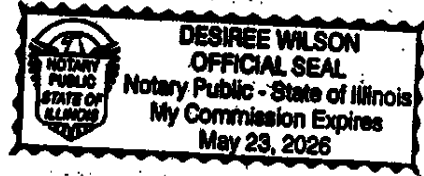
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:



Signature



AGENT

Print Name

Subscribed and sworn to before me this 13th of June, 24



Notary Public

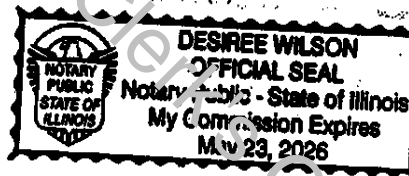
The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:



Signature



AGENT

Print Name

Subscribed and sworn to before me this 13th of June, 24



Notary Public

NOTE: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]

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REAL ESTATE TRANSFER TAX

18-Jun-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-25-211-037-0000

| 20240601632370 | 1-133-575-472

Property of Cook County Clerk's Office