



10257550610

Doc#: 1025755061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2010 02:56 PM Pg: 1 of 3

QUIT CLAIM DEED

MAIL TO:

Gillian L. Nagler
Lavelle Law, Ltd.
501 W. Colfax
Palatine, Illinois 60067

SEND SUBSEQUENT TAX BILLS TO:

Ace Group, LLC III
20005 Wolf Road
Mokena, Illinois 60448

THE GRANTOR, Ace Group, LLC, an Illinois limited liability company, 20005 Wolf Road, Mokena, Illinois 60448, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to Ace Group, LLC III, an Illinois limited liability company, 20005 Wolf Road, Mokena, Illinois 60448, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

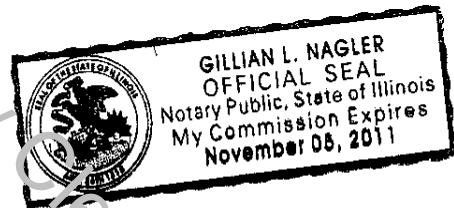
Subject to covenants, conditions, and restrictions of record, as well as general property taxes not yet due and payable.

Permanent Real Estate Index Number: 15-25-408-051-0000
Address of Real Estate Property: 302 Southcote Road, Riverside, Illinois 60546

DATED this 31st day of August, 2010.

ACE GROUP, LLC

By: Lucas Kotara
Its: Manager



State of Illinois, County of Cook. I, the undersigned, a Notary Public residing in said County, in the State aforesaid, DO HEREBY CERTIFY that Lucas Kotara, as Manager of Ace Group, LLC, an Illinois limited liability company, 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 31st day of August, 2010.

NOTARY PUBLIC

My commission expires: 11.5.2011

This instrument was prepared by:
Gillian L. Nagler
Lavelle Law, Ltd.
501 W. Colfax
Palatine, Illinois 60067

Exempt under provisions of Paragraph (e)
Section 4, Real Estate Transfer Act
Date: August 31, 2010

Representative:

UNOFFICIAL COPY

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 1460 IN BLOCK 40 IN THIRD DIVISION OF RIVERSIDE BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-25-408-051-0000

Commonly known as: 302 Southcote Road, Riverside, Illinois 60546

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

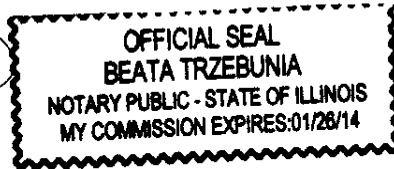
Dated August 31, 2010.

Gillian L. Nagler, Grantor's Agent
Gillian L. Nagler, Grantor's Agent

Subscribed and sworn to before me by the said Grantor
this 31st day of August, 2010.

Notary Public

[Handwritten Signature]



The Grantee or his/her 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 title to real estate under the laws of the State of Illinois.

Dated August 31, 2010.

Gillian L. Nagler, Grantee's Agent
Gillian L. Nagler, Grantee's Agent

Subscribed and sworn to before me by the said Grantee
this 31st day of August, 2010.

Notary Public

[Handwritten Signature]



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.