

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### MAIL TO:

ABC Turnkey Properties, LLC  
517 Madison Avenue  
Glencoe, IL 60022



### TAXPAYER ADDRESS:

ABC Turnkey Properties, LLC  
517 Madison Avenue  
Glencoe, IL 60022

Doc#: 1604044086 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/09/2016 03:58 PM Pg: 1 of 4

**THE GRANTOR, AFG PROPERTIES, LLC, SERIES I-7125, an Illinois Limited Liability Company, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to ABC TURNKEY PROPERTIES, LLC, SERIES M, an Illinois Limited Liability Company, all interest in and to the following described Real Estate situated in Cook County, Illinois, legally described as:**

## SEE ATTACHED LEGAL DESCRIPTION.

***EXEMPT FROM TRANSFER TAX PURSUANT TO PARAGRAPH E, SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.***

**SUBJECT TO:** Covenants, conditions and restrictions of record and general real estate taxes for 2015 and subsequent years.

Permanent Index Number: 20-26-103-008-0000.

Address of Real Estate: 7125 S. Elis, Chicago, IL 60620.

Dated this 25<sup>th</sup> day of January, 2016.

AFG PROPERTIES, LLC, SERIES I-7125  
An Illinois Limited Liability Company

  
BY: ALBERTO FERNANDEZ, Member

*Juste*

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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 ALBERTO FERNANDEZ, personally known to me to be the same person whose name is subscribed in 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25<sup>th</sup> day of January, 2016.



*Mishele Gonsch*  
NOTARY PUBLIC

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Prepared by: Brennan Law Offices, 155 N. Michigan, Suite 700, Chicago, IL 60601

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**REAL ESTATE TRANSFER TAX** 09-Feb-2016



**CHICAGO:** 0.00  
**CTA:** 0.00  
**TOTAL:** 0.00 \*

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20-26-103-008-0000 | 20160201667611 | 1-952-002-624

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 10-Feb-2016



**COUNTY:** 0.00  
**ILLINOIS:** 0.00  
**TOTAL:** 0.00

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20-26-103-008-0000 | 20160201667611 | 1-459-221-056

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## LEGAL DESCRIPTION

### EXHIBIT "A"

LOT 37 (EXCEPT THAT PART OF LOT 37 COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 37, 14 FEET 7 INCHES EAST OF THE WEST LINE THEREOF; RUNNING THENCE NORTH 1 1/2 INCHES; THENCE EAST A DISTANCE OF 26 FEET TO A POINT 1 INCH NORTH OF SAID SOUTH LINE; THENCE SOUTH A DISTANCE OF OF 1 INCH TO THE SOUTH LINE; THENCE WEST ALONG SAID SOUTH LINE TO PLACE OF BEGINNING) IN BLOCK 4 IN CORNELL, A SUBDIVISION IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

ALL OF THAT PART OF LOT 38 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 38, 14 FEET, 8 INCHES EAST OF THE WEST LINE THEREOF; RUNNING THENCE NORTH A DISTANCE OF 3/4 INCHES; THENCE EASTERLY A DISTANCE OF 26 FEET TO POINT 1 1/4 INCHES NORTH OF THE SOUTH LINE OF SAID LOT 38; THENCE WESTERLY ALONG SAID SOUTH LINE TO PLACE OF BEGINNING IN BLOCK 4 IN CORNELL, A SUBDIVISION IN SECTION 26, TOWNSHIP 38 NORTH NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 7125 S. Ellis, Chicago, IL 60619

Pin Number: 20-26-103-008-0000

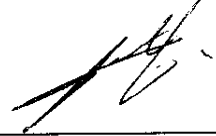
Proposed by Cook County Clerk's Office

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## 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: 1-25-16

Signature:   
Grantor or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 25<sup>th</sup> day of January, 2016.

  
Notary Public



The grantee 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 1-25-16

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 25<sup>th</sup> day of January, 2016.

  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).