

Doc#: 1606316039 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2016 02:52 PM Pg: 1 of 4

Recording Requested By and
When Recorded Mail Documents To:

AMENA CAPITAL GROUP, LLC

360 EAST FIRST STREET

STE. 168

TUSTIN, CA 92780

Parcel #: 20-35-218-026-0000 SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Send tax statements to: AMENA CAPITAL GROUP, LLC, 360 EAST FIRST STREET, STE. 168,
TUSTIN, CA 92780

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS (\$1.00), for good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, AMENA CAPITAL GROUP, LLC, A California Limited Liability Company, whose tax mailing address is 360 East First Street, Suite 168, Tustin, California 92780, hereafter called "Grantor", does hereby TRANSFER, GRANTS AND CONVEYS to AMENA CAPITAL GROUP, LLC and AZ PASSIVE CAPITAL, LLC, whose tax mailing address is 360 EAST FIRST STREET, STE. 168, TUSTIN, CA 92780, hereafter called "Grantee", all rights, title, interest, and claim to that certain real property in the County of Cook, State of Illinois, the legal description of which is set forth on attached hereto as Exhibit "A", commonly known as 8122 S. Kenwood Avenue, Chicago, Illinois 60619.

SEE ATTACHED EXHIBIT "A"

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants, or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee(s) whatever interest Grantor may have in the above property, if any.

This deed is an absolute conveyance, the Grantor having sold the above-described real property to the Grantee(s) for a fair and adequate consideration. Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between Grantor and Grantee(s) with respect to the above-described real property.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTOR:

AMENA CAPITAL GROUP, LLC

By: Jay Tenenbaum

Its: Managing Member

Date: 2/21/16

REAL ESTATE TRANSFER TAX

04-Mar-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

20-35-218-026-0000 | 20160301675725 | 0-790-817-344

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

REAL ESTATE TRANSFER TAX

04-Mar-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-35-218-026-0000 | 20160301675725 | 1-703-475-776

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

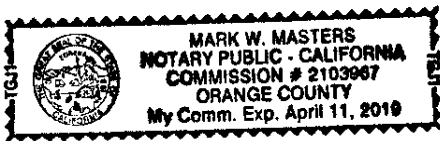
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of ORANGE)
 On Feb 09, 2016 before me, Mark W. Masters, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared Jay Tenenbaum
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Quitclaim Deed Document Date: 2/9/2016
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT A

LEGAL DESCRIPTION

All that parcel of land in County of Cook, State of Illinois, as more fully described in Document 94738268 and being more particularly described as follows:

The following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 31 in E.B. Shrogren and Company's 1st addition to Avalon Park, a resubdivision of Lots 1 to 17 both inclusive in Block 1 and Lots 1 to 46 in Block 2 in Pierces Park, a subdivision of the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 35, township 36 north, range 14, east of the third principal meridian, in Cook County, Illinois.

Assessor's Parcel Number: 20-35-218-026-0000

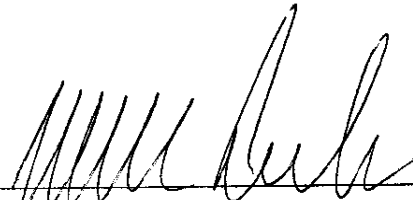
Commonly Known As: 8122 S. Kenwood Avenue, Chicago, IL 60619

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 Jaws of the State of Illinois.

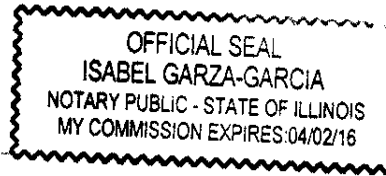
Dated February _____, 2016

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor


This 26 day of February, 2016

Notary Public 



The **grantee** or his 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 Jaws of the State of Illinois.

Dated February _____, 2016

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee

This 26 day of February, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)