

UNOFFICIAL COPY



1610447056

QUIT CLAIM DEED
Illinois Statutory
LLC to LLC

Doc#: 1610447056 **Fee:** \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2016 12:16 PM Pg: 1 of 3

THE GRANTOR, **VIAMONTE REALTY, LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, of 18625 Oakwood Avenue, Lansing, IL 60438, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) CONVEYS and QUIT-CLAIMS to **18217 EXCHANGE-VIAMONTE REALTY, LLC**, a series Limited Liability company created and existing under and by virtue of the laws of the State of Illinois, having its principal office at 17835 Torrence Avenue, Lansing, IL 60438, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOTS 35 & 36 IN FERNWOOD SUBDIVISION OF PART OF LOT 4, IN THE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE GRAND TRUNK RAILROAD, ACCORDING TO PLAT OF SAID FERNWOOD SUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 3, 1963, AS DOCUMENT NUMBER 2072271, ALL IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT IS SUBJECT TO: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

PERMANENT INDEX NUMBERS: 30-31-323-035-0000 and 30-31-323-036-0000
PROPERTY ADDRESS: 18217 Exchange Avenue, Lansing, IL 60438

DATED this twenty first (21st) day of March, 2016.

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing member, this twenty first (21st) day of March, 2016.

NO TAXABLE CONSIDERATION PURSUANT TO P.A.R.
4E OF THE REAL ESTATE TRANSFER TAX ACT.

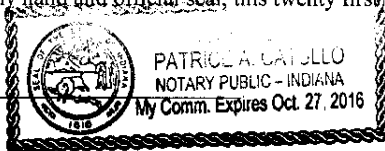
VIAMONTE REALTY, LLC

By: _____
OSCAR PERRETTA, Manager

STATE OF INDIANA, COUNTY OF LAKE SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that OSCAR PERRETTA, personally known to me to be the Manager of said Limited Liability Company, and 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 as such Manager he signed, sealed and delivered the said instrument and caused the seal of said company to be affixed thereto, pursuant to authority given by the Members of said company, as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this twenty first (21st) day of March, 2016.

Commission expires: _____



NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: CHARLES T. RYAN, LTD., 18141 Dixie Highway, Suite 115, Homewood, IL 60430
SEND TAX BILLS TO: 18217 Exchange-Viamonte Realty, LLC, 17835 Torrence Avenue, Lansing, IL 60438
MAIL TO: CHARLES T. RYAN, LTD., 18141 Dixie Highway, Suite 115, Homewood, IL 60430

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 3 | 21 | 2016

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

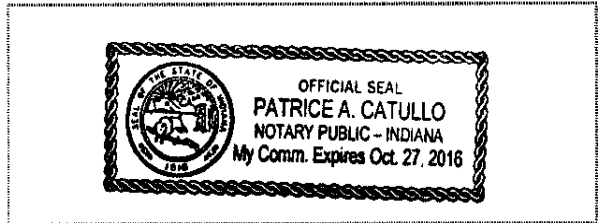
By the said (Name of Grantor): Oscar Peretta

On this date of: 3 | 21 | 2016

NOTARY SIGNATURE: [Signature]

Patrice A. Catullo

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 3 | 21 | 2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

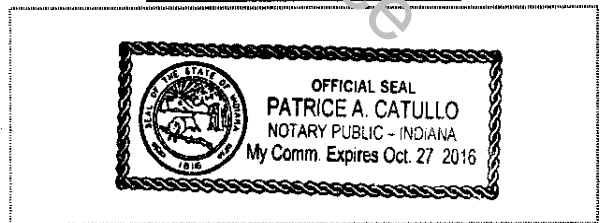
By the said (Name of Grantee): Oscar Peretta

On this date of: 3 | 21 | 2016

NOTARY SIGNATURE: [Signature]

Patrice A. Catullo

AFFIX NOTARY STAMP BELOW



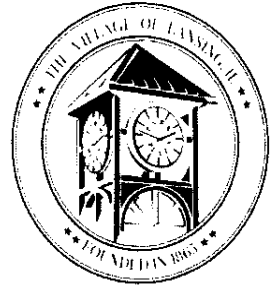
CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Viamonte Realty, LLC**

Mailing Address: **17835 Torrence Avenue**
Lansing, IL 60438

Telephone: **708-418-0793**

Attorney or Agent: **Charles T Rizzo**

Telephone No.: **708-957-8555**

Property Address **18217 Exchange Avenue**
Lansing, IL 60438

Property Index Number (PIN) **30-31-323-035, 036-0000**

Water Account Number **321 2751 00 02**

Date of Issuance: **April 4, 2016**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on April 4 2016 by
Karen Giovane.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee



(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.