

# UNOFFICIAL COPY



QUIT CLAIM DEED  
Illinois Statutory  
LLC to LLC

Doc#: 1617347074 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/21/2016 12:01 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 10912-14 KEATING-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:

THE SOUTH 1/2 OF LOT 2 IN BLOCK 17 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE WEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 NUMBER: 24-15-312-053-0000  
PROPERTY ADDRESS: 10912-14 South Keating Avenue, Oak Lawn, IL 60453

DATED this twenty first (21<sup>st</sup>) 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 (21<sup>st</sup>) day of March, 2016.

NO TAXABLE CONSIDERATION PURSUANT TO P. 1R-4E OF THE REAL ESTATE TRANSFER TAX ACT.

*Patrice A. Casello*

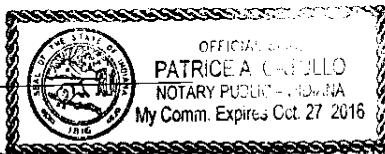
VIAMONTE REALTY, LLC

By: *Oscar Perretta*  
OSCAR PERRETTA, its 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 (21<sup>st</sup>) day of March, 2016.

Commission expires: \_\_\_\_\_



*Patrice A. Casello*  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: CHARLES T. RYAN, LTD., 18141 Dixie Highway, Suite 115, Homewood, IL 60430  
SEND TAX BILLS TO: 10912-14 Keating-Viamonte Realty, LLC, 17835 Torrence Avenue, Lansing, IL 60438  
MAIL TO: CHARLES T. RYAN, LTD., 18141 Dixie Highway, Suite 115, Homewood, IL 60430

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# 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: 03 | 21 | 2016

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: \_\_\_\_\_

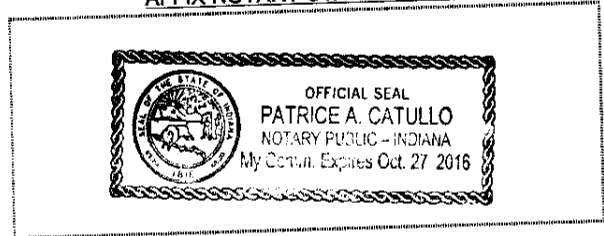
By the said (Name of Grantor): Oscar Peretta

On this date of: 03 | 21 | 2016

NOTARY SIGNATURE: Patrice A. Catullo

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: 03 | 21 | 2016

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: \_\_\_\_\_

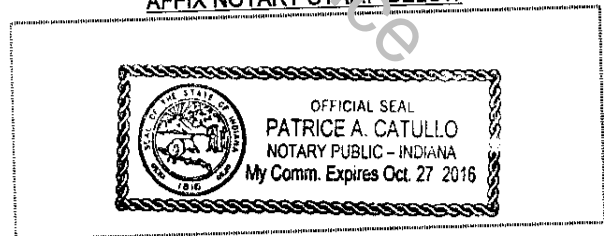
By the said (Name of Grantee): Oscar Peretta

On this date of: 03 | 21 | 2016

NOTARY SIGNATURE: Patrice A. Catullo

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

9446 SOUTH RAYMOND AVENUE, OAK LAWN, ILLINOIS 60453  
TELEPHONE: (708) 636-4400 | FACSIMILE: (708) 636-8606 | WWW.OAKLAWN-IL.GOV

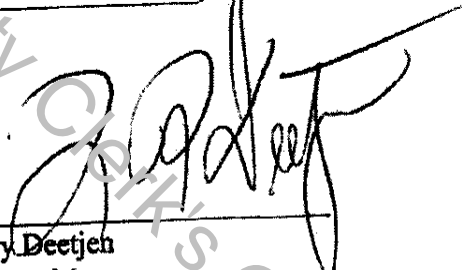
## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10912-14 S KEATING AVE

Oak Lawn Il 60453

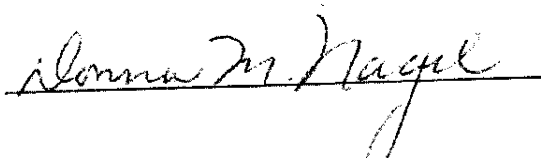
This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 14TH day of JUNE, 2016

  
\_\_\_\_\_  
Larry Deetjen  
Village Manager

SUBSCRIBED and SWORN to before me this

14TH Day of JUNE, 2016

  
\_\_\_\_\_  
Donna M. Nagel

"OFFICIAL SEAL"  
DONNA M. NAGEL  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 12/19/2017



DR. SANDRA BURY  
VILLAGE PRESIDENT

JANE M. QUINLAN, CMC  
VILLAGE CLERK

LARRY R. DEETJEN, CM  
VILLAGE MANAGER

VILLAGE TRUSTEES  
MIKE CARBERRY  
TIM DESMOND  
ALEX G. OLEJNICZAK  
BUD STALKER  
ROBERT J. STREIT  
TERRY VORDERER

