

16208930  
QUIT CLAIM DEED

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Doc# 1711408156 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2017 02:43 PM PG: 1 OF 3

**MAIL TO:**

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

**TAXPAYER ADDRESS:**

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

THE GRANTOR, ABC TURNKEY PROPERTIES, LLC, 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 W, an Illinois Limited Liability Company, all interest in and to the following described Real Estate situated in Cook County, Illinois, legally described as:

LOT 174 IN HAZEL CREST HIGHLANDS FIRST ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

4-13-17

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2016 and subsequent years.

Permanent Index Number: 28-26-406-021-0000.  
Address of Real Estate: 17113 Linden Drive, Hazel Crest, IL 60429.



Dated this 13 day of April, 2017.

ABC TURNKEY PROPERTIES, LLC  
An Illinois Limited Liability Company

BY: ALBERTO FERNANDEZ, Member

REAL ESTATE TRANSFER TAX

20-Apr-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

28-26-406-021-0000 | 20170401640617 | 0-832-864-704

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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 13<sup>th</sup> day of APRIL, 2017.



  
NOTARY PUBLIC

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

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PROPERTY OF 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: 04/13/2017

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 13<sup>th</sup> day of APRIL, 2017.

[Signature]  
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: 04/13/2017

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 13<sup>th</sup> day of APRIL, 2017.

[Signature]  
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).