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QUIT CLAIM DEED
Illinois Statutory
LLC to LLC

Doc# 1722313078 Fee \$40.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/11/2017 03:03 PM PG: 1 OF 2

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 VIAMONTE INVESTMENTS GROUP, LLC-10840 AVENUE N, 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 5 FEET OF LOT 16 AND ALL OF LOTS 17 AND 18 IN BLOCK 57 IRONWORKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, 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 NUMBERS: 26-17-116-109-0000; 26-17-116-037-0000; 26-17-116-038-0000
PROPERTY ADDRESS: 10840 South Avenue N, Chicago, IL 60617

DATED this fourth (4th) day of January, 2017.

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereon affixed, and has caused its name to be signed to these presents by its Managing member, this fourth (4th) day of January, 2017.

NO TAXABLE CONSIDERATION PURSUANT TO PAR. 4E OF THE REAL ESTATE TRANSFER TAX ACT.

VIAMONTE REALTY/LLC

OSCAR PERRETTA 01/04/2017

By: OSCAR PERRETTA, its Manager

STATE OF Illinois, COUNTY OF Cook 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 fourth (4th) day of January, 2017.

Commission expires: 07/14/2020

MEYBEL CHAVEZ
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY: CHARLES T. RYAN, LTD., 18141 Dixie Highway, Suite 115, Homewood, IL 60430
SEND TAX BILLS TO: VIAMONTE INVESTMENTS GROUP, LLC, 17835 Torrence Avenue, Lansing, IL 60438
MAIL TO: CHARLES T. RYAN, LTD., 18141 Dixie Highway, Suite 115, Homewood, IL 60430

Bm

REAL ESTATE TRANSFER TAX	14-Aug-2017
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

26-17-116-037-0000 | 20170301626302 | 0-965-927-872

REAL ESTATE TRANSFER TAX	11-Aug-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

26-17-116-037-0000 | 20170301626302 | 0-161-463-744

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

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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: 01 | 04 | 2017

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:

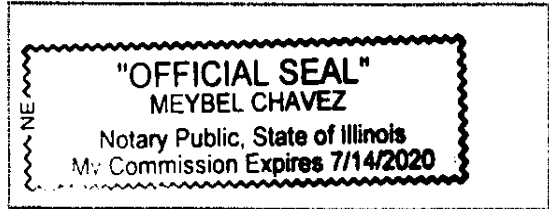
Meibel Chavez

By the said (Name of Grantor): Oscar Perrotta

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 04 | 2017

NOTARY SIGNATURE: [Signature]



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: 01 | 04 | 2017

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:

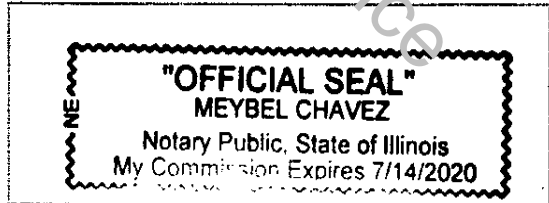
Meibel Chavez

By the said (Name of Grantee): Oscar Perrotta

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 04 | 2017

NOTARY SIGNATURE: [Signature]



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)