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Doc# 1820834049 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/27/2018 01:32 PM PG: 1 OF 6

Above is for recorder use only

QUITCLAIM DEED

Legal Description:

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 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

20-35-218-026-0000

Property Address:

8122 S. Kenwood Avenue
Chicago, IL 60619

After recording return to:

Codilis and Associates, P.C.
15W030 N. Frontage Road Suite #100
Burr Ridge, IL 60527

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Recording Requested By and
When Recorded Mail Documents To:

AZ PASSIVE CAPITAL, LLC

208 WEST PORTLAND STREET

#360

PHOENIX, AZ 85003

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

Send tax statements to: AZ PASSIVE CAPITAL, LLC, 208 WEST PORTLAND STREET, #360,
PHOENIX, ARIZONA 85003

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, STE. 168, TUSTIN, CA 92780A and AZ PASSIVE CAPITAL, LLC, an Arizona Limited Liability Company, whose tax mailing address is 208 WEST PORTLAND STREET, #360, PHOENIX, ARIZONA 85003, hereafter collectively called "Grantor", does hereby TRANSFER, GRANTS AND CONVEYS to AZ PASSIVE CAPITAL, LLC, whose tax mailing address is 208 WEST PORTLAND STREET, #360, PHOENIX, ARIZONA 85003, 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: 8/21/12

AZ PASSIVE CAPITAL, LLC

By: Kenneth W. Kurtz

Its: Manager

Date: _____

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STATE OF ARIZONA

COUNTY OF MARICOPA

On this 30th day of March, 2018 before me personally appeared, Jay Tenenbaum, to me known to be the managing member of Amena Capital Group, LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument of behalf of said company.

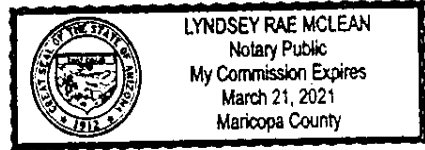
GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

ct.

WITNESS my hand and official seal.

Signature

(Seal)



My Commission Expires: 3-21-21

REAL ESTATE TRANSFER TAX

25-Jul-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-35-218-026-0000 | 20180701635657 | 1-060-673-312

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

REAL ESTATE TRANSFER TAX

25-Jul-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-35-218-026-0000 | 20180701635657 | 20180775-712

305

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When Recorded Mail Documents To:**

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208 WEST PORTLAND STREET

#360

PHOENIX, AZ 85003

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PHOENIX, ARIZONA 85003

QUITCLAIM DEED

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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: _____

AZ PASSIVE CAPITAL, LLC

By: Kenneth W. Kurtz

Its: Manager

Date: 7/20/18

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UNOFFICIAL COPY

STATE OF ARIZONA

COUNTY OF MARICOPA

~~30th day of March~~ 20th of July

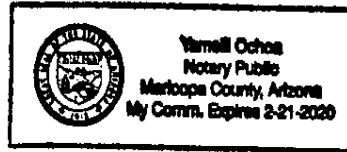
On this ~~30th day of March~~ 20th of July, 2018 before me personally appeared, Kenneth W. Kurtz, to me known to be the manager of AZ Passive Capital, LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument of behalf of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.
ct.

WITNESS my hand and official seal.

Signature

(Seal)



My Commission Expires:

2/21/2020

Property of Cook County Clerk's Office

585

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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 and hold title to real estate under the laws of the State of Illinois.

Date: JUL 23 2018

Signature: *Matthew J. Rosenberg*
Matthew J. Rosenberg
Codilis & Associates, P.C.
Grantor or Agent

SUBSCRIBED and SWORN to before me on July 23, 2018



Jessica Lee Stevens
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 and hold title to real estate under the laws of the State of Illinois.

Date: JUL 23 2018

Signature: *Matthew J. Rosenberg*
Matthew J. Rosenberg
Codilis & Associates, P.C.
Grantee or Agent

SUBSCRIBED and SWORN to before me on July 23, 2018



Jessica Lee Stevens
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 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.]