



Prepared by: Inverse Asset Fund LLC 13785 Research Blvd Suite 125-146 Austin, TX 78750-2254	Send Tax Bills To: NexGen Coastal Investments, LLC 992 E Michigan St Unit B Orlando, FL 32806	Grantor: Inverse Asset Fund LLC 13785 Research Blvd Suite 125-146 Austin, TX 78750-2254	Grantee: NexGen Coastal Investments, LLC 992 E Michigan St Unit B Orlando, FL 32806
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When Recorded Return To:

Nexgen Coastal Investments/Kaleena Ogo
PO BOX 458
KIMBERLING CITY, MO 65686
Ref#: 0002210000000044 /
5245LEXINGTON

Doc# 1920513239 Fee \$81.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2019 04:05 PM PG: 1 OF 4

QUITCLAIM DEED

This QUITCLAIM DEED executed by first party, Inverse Asset Fund LLC, a Texas Limited Liability Company (Grantor) to second party, NexGen Coastal Investments LLC, a Florida Limited Liability Company. (Grantee)

WITNESSETH: That the said party, for the sum of TEN DOLLARS \$10.00 and other good and valuable consideration paid the second party, the receipt of which is hereby acknowledged, does hereby remain, released and quitclaim unto the said second party forever, all the right, title and interest and claim which the said first party has in and to the following described parcel of land and improvements appurtenances thereto in the City of Chicago, County of Cook, State of Illinois to wit:


Notwithstanding anything its successors and assigns all of the oil, gas and other mineral interests of whatsoever kind or nature in, on under and that may be produced from the Property not previously conveyed or reserved or record, and all rights pertaining thereto; provided, however, Grantor waives and relinquishes any and all rights to the use of the surface of the land conveyed for the exploration, development and/or production of such minerals.



TAX MAP OR PARCEL ID NO.: ¹⁶⁻¹⁶⁻³⁰⁸⁻⁰⁰⁷⁻⁰⁰⁰⁰ ~~16163080070000~~

LEGAL DESCRIPTION: See attached Exhibit "A"

PROPERTY COMMONLY KNOWN AS: 5245 W Lexington St. Chicago, IL 60644

Prior Deed Recorded 1412239081 recorded 05/02/2014

REAL ESTATE TRANSFER TAX	24-Jul-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	24-Jul-2019
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-16-308-007-0000 | 20190701640018 | 0-963-966-048

16-16-308-007-0000 | 20190701640018 | 1-280-707-680

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

Handwritten notes and signatures on the right side of the page, including the number '4' and initials 'Blm'.

UNOFFICIAL COPY

To have and to hold, the above quiteclaimed premises, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said grantee, her heirs, successors and assigns forever.

IN WITNESS WHEREOF, I, the undersigned Scott Carson in my capacity as managing member have hereunto set my Hand and Seal on the 26th day of September 2016.

Inverse Asset Fund LLC

Signature [Signature]

Printed Scott Carson

Title: Managing member

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]

Name Jennifer Dagenhart

[Signature]
Name Nichole Herzmann

STATE of Texas)

SS

County of Travis)

The foregoing instrument was executed in my presence and acknowledged before me the 26th day of September 2016 by Scott Carson, managing member for Inverse Asset Fund LLC who is personally known to me to be the same person who executed the within instrument and said person duly acknowledged execution of the instrument to be the free act of the corporation.

Witness my hand and Notarial seal this 26th day of September, 2016.

Signature [Signature]

Printed Stephanie Ann Goodman, a Notary Public for the State of Texas.

My commission expires: July 19, 2017



UNOFFICIAL COPY

EXHIBIT A

LOT 11 IN THE RESUBDIVISION OF LOTS 18 TO 37, BOTH INCLUSIVE, IN MURRY WOLBACH'S SUBDIVISION OF LOTS 197 AND 203 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

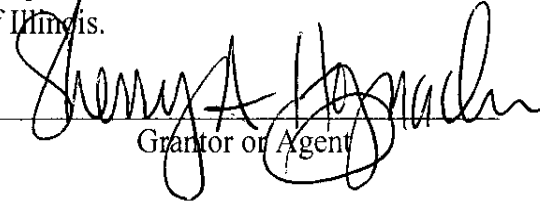
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of their 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.

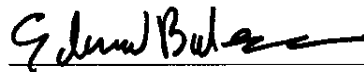
Dated: March 5, 2018

Signature: _____

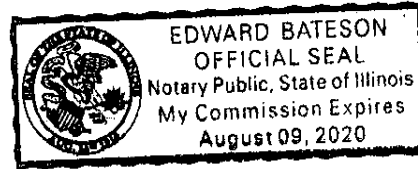


Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 5th of March, 2018.



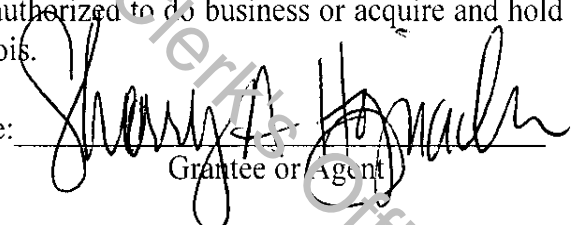
Notary Public



The grantee or its 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.

Dated: March 5, 2018

Signature: _____

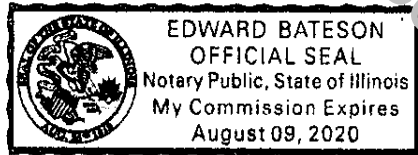


Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 5th day of March, 2018.



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)