

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
JOINT TENANCY
Statutory (Illinois)
(L.L.C. to Individual)



Doc# 2100734146 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2021 02:28 PM PG: 1 OF 3

MAIL TO:

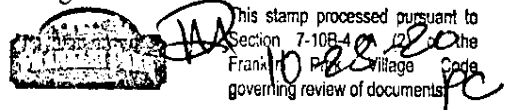
A. Valerie Acosta
Law Offices of Valerie Acosta
2401 S. Oakley Avenue
Chicago, IL 60608

NAME & ADDRESS OF TAXPAYER:

Jose A. Quesada and Jonathan J. Quesada
and Theresa A. Quesada
3429 Sunset Lane
Franklin Park, IL 60131

THE GRANTOR(S), Marys Lane Sadie LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Members, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S), Jose A. Quesada, and Jonathan J. Quesada, and Theresa A. Quesada, of 1120 N. Mason Ave, Chicago IL 60651, party of the second part, not in Tenancy in Common, but as Joint Tenancy, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED DESCRIPTION AS EXHIBIT A



Permanent Index No.(s): 12-21-309-047 0000
Property Address: 3429 Sunset Lane Franklin Park, IL 60131

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Member and Manager of MJ's Investment Group, LLC, sole Member of Marys Lane Sadie, LLC, this X 27 day of October, 2020

Name of Company: Marys Lane Sadie LLC

By: X [Signature]
Michael Surina - Member and Manager of MJ's Investment Group, LLC,
sole Member of Marys Lane Sadie, LLC

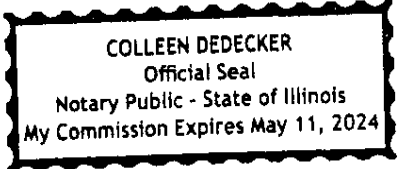
By: X [Signature]
Julie Surina - Member and Manager of MJ's Investment Group, LLC,
sole Member of Marys Lane Sadie, LLC

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

STATE OF IL COUNTY OF Cook SS. **UNOFFICIAL COPY**

I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Michael Surina and Julie Surina personally known to me to be the Member and Manager of MJ's Investment Group, LLC, sole Member of Marys Lane Sadie, LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member and Manager of MJ's Investment Group, LLC, sole Member of Marys Lane Sadie, LLC, he/she/their signed and delivered the said instrument and caused the company seal of said company, as her/his/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth

Given under my hand and official seal, this X 27 day of October, 2020



X [Signature] Notary Public

My commission expires X 5-11-24

COUNTY B ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph ____, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Diaz Anselmo Lindberg LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

| REAL ESTATE TRANSFER TAX | | 11-Dec-2020 |
|--------------------------|--|-------------|
| COUNTY: | | 150.00 |
| ILLINOIS: | | 300.00 |
| TOTAL: | | 450.00 |

12-21-309-047-0000 | 20201001624007 | 1-690-286-048

Property of Cook County Clerk's Office

EXHIBIT A
UNOFFICIAL COPY

LOT 33 AND THE SOUTH 1/2 OF LOT 34 IN BLOCK 43 IN 3RD ADDITION TO FRANKLIN PARK, A SUBDIVISION OF SECTION 21 AND 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office