

UNOFFICIAL COPY

Doc#: 2103212065 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2021 07:49 AM Pg: 1 of 3

This instrument prepared by:

**Kenneth A. Carlson, Esq.
Tracy, Johnson & Wilson
2801 Black Road
Second Floor
Joliet, IL 60435**

Dec ID 20201201677943
ST/CO Stamp 0-058-302-432

After recording, return to:

**Kenneth A. Carlson, Esq.
Tracy, Johnson & Wilson
2801 Black Road
Second Floor
Joliet, IL 60435**

QUIT CLAIM DEED

The Grantor, **VERANDAH RETIREMENT COMMUNITY, LLC**, an Illinois limited liability company, of Frankfort, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, conveys and quit claims to **VERANDAH TOWNHOME RENTALS LLC – 788 VERANDAH DR**, an Illinois limited liability company, of 788 Verandah Drive, Hanover Park, Illinois 60133, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

THAT PART OF LOT 5 IN VERANDAH-HANOVER PARK UNIT 1, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2018 AS DOCUMENT NO. 1816416031, DESCRIBED AS FOLLOWS: THE SOUTH 27.33 FEET OF THE NORTH 87.33 FEET OF LOT 5 IN VERANDAH-HANOVER PARK UNIT 1, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN OUTLOTS 1, 3 AND 5 IN SAID VERANDAH-HANOVER PARK UNIT 1, IN COOK COUNTY, ILLINOIS.

PIN: 07-30-423-020-0000
07-30-423-011-0000 (Affects land and other property)

Address: 788 Verandah Drive, Hanover Park, Illinois 60133

FIRST AMERICAN TITLE
FILE # 3074677 Accom

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents this 12th day of Nov, 2020.

Verandah Retirement Community LLC, an Illinois Limited Liability Company

By Its Manager: Luxury Condos Chicago, LLC, an Illinois Limited Liability Company,

By: Anuja Gupta, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL

I, the undersigned, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anuja Gupta, personally known to me to be the Manager of Luxury Condos Chicago, LLC, an Illinois Limited Liability Company, sole Manager of Verandah Retirement Community LLC, an Illinois 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, she signed and delivered the said instrument as Manager, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 12 day of November, 2020.

[Signature]
Notary Public

My commission expires on _____



Exempt under provisions of Paragraph Section 31-45, Property Tax Code.

4/12/2020 Date Buyer, Seller or Representative

Mail tax bills to: Verandah Townhome Rentals LLC-788 Verandah Dr 789 Verandah Drive Hanover Park, IL 60133

Verandah LLC
PO Box 864
Frankfort IL 60423

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 11 | 12 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

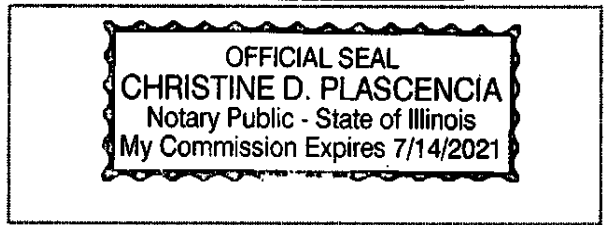
Subscribed and sworn to before me, Name of Notary Public: Verandah Retirement

Christine D. Plascencia

By the said (Name of Grantor): Community, LLC

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 12 | 2020



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

DATED: 11 | 12 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

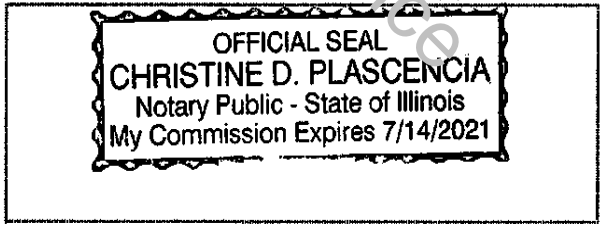
Subscribed and sworn to before me, Name of Notary Public: Christine D. Plascencia
Verandah Townhome Rentals LLC

Christine D. Plascencia

By the said (Name of Grantee): - 788 Verandah Dr

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 12 | 2020



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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))