

UNOFFICIAL COPY

Doc#: 2104120197 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2021 11:06 AM Pg: 1 of 5

THIS DOCUMENT WAS)
PREPARED BY AND AFTER)
RECORDING RETURN TO:)
Ginsberg Jacobs LLC)
300 S. Wacker Dr., Suite 2750)
Chicago, Illinois 60606)
Attention: Brian J. Pleviak)
)
)
)
)

Dec ID 20201001641523
ST/CO Stamp 1-929-803-744

[This space reserved for recording data.]

QUIT CLAIM DEED

THE GRANTOR, MIF 17005 S. WALLACE (SOUTH HOLLAND), LLC, an Illinois limited liability company, having an address at 1211 W. 22nd St., Suite 410, Oak Brook, IL 60523, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND QUIT CLAIM to JLF HOLDINGS, LLC, an Illinois limited liability company having an address at 1211 W. 22nd St, Suite 410, Oak Brook, IL 60523, and MJA HOLDINGS, LLC, an Illinois limited liability company having an address at 1211 W. 22nd St, Suite 410, Oak Brook, IL 60523, each as to an undivided one-half interest as TENANTS IN COMMON, all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

Commonly Known as: 17005 - 17045 South Wallace Avenue, South Holland, Illinois 60473
PIN: 29-28-105-001

[SIGNATURE PAGE FOLLOWS]

FIRST AMERICAN TITLE
FILE # 3073521 Accom

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 5th day of August, 2020.

GRANTOR:

MIF 17005 S. WALLACE (SOUTH HOLLAND), LLC,
an Illinois limited liability company

By: _____
Justin P. Fierz, Manager

By: _____
Michael J. Androwich, Manager

**STATE OF ILLINOIS
COUNTY OF DUPAGE**

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Justin P. Fierz and Michael J. Androwich, being the Managers of MIF 17005 S. WALLACE (SOUTH HOLLAND), LLC, an Illinois limited liability company, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as said Managers, appeared before me this day in person and acknowledged they signed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 5th day of August, 2020.

Commission Expiration: 5-16-2022
Notary Public: Christine Stoeckig



UNOFFICIAL COPY

Exhibit A to Quit Claim Deed

Legal Description

LOT 2 IN SOUTH HOLLAND INDUSTRIAL PARK, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1969, AS DOCUMENT NUMBER 20751871, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 17005 - 17045 South Wallace Avenue, South Holland, Illinois 60473
PIN: 29-28-105-001

[END]

SEND TAX BILLS TO:
JLF HOLDINGS, LLC and
MJA HOLDINGS, LLC
1211 W. 22nd St, Suite 410
Oak Brook, IL 60523

*Exempt under 35 ILCS 200/31-45 paragraph (e),
Section 4, Real Estate Transfer Act*

Signature of Buyer, Seller or Representative

Date: August 5, 2020

Property of Cook County Clerk's Office

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 | 25 | 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:
MRF TROUS S. WALLACE (SOUTH HOLLAND),
By the said (Name of Grantor): LLC

On this date of: 25 November 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 | 25 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

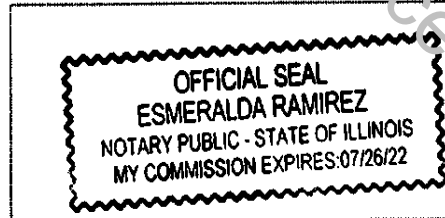
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:
JCF HOLDINGS, LLC and
By the said (Name of Grantee): MJA HOLDINGS, LLC

On this date of: 25 November 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **MIF 17005 S Wallace (South Holland) LLC**

Mailing Address: **1211 W, 22nd St, Suite 410, Oak Brook, IL**

Telephone No.: **630-799-7134**

Attorney or Agent: **N/A**

Telephone No.: **630-799-7134**

Property Address: **17005-17045 S. Wallace**

South Holland, IL 60473

Property Index Number (PIN): **29-28-105-001-0000**

Water Account Number: **0210138500/0210138600/ 0210136000/0210138000**

Date of Issuance: **12/23/2020**

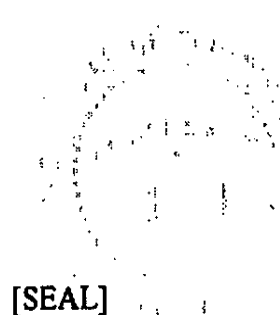
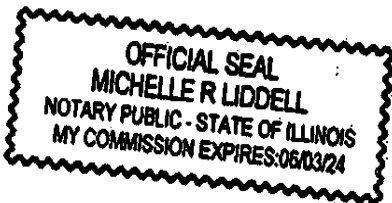
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on December 23, 2020

Michelle R Liddell
Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Bret Scott
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.