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QUIT CLAIM DEED
Statutory (Illinois)
(LLC to LLC)

Doc# 2104122072 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2021 01:57 PM PG: 1 OF 3

MAIL TO:

Anthony J. Bonomo
Giorgi & Bonomo, LLC
444 500 N. Michigan Avenue, Suite #600
Chicago, IL 60611

NAME & ADDRESS OF TAXPAYER:

Premier Housing Group LLC
1023 Prestwick Drive
Frankfort, IL 60423

THE GRANTOR, WC Investments, 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 Dollars (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEYS and QUIT CLAIMS to

Premier Housing Group LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1023 Prestwick Drive, Frankfort, IL 60423, party of the second part, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

UNIT NO. 14519-11, IN KEYSTONE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN BLOCK 16, IN MANUS MIDLOTHIAN PARK, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 15, 2004, AS DOCUMENT NO. 0401527100, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto 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 aid 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.

Permanent Index No. (s): 28-10-222-037-1023
Property Address: 14519 Keystone Avenue, Unit #11, Midlothian, IL 60445

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



VILLAGE OF
MIDLOTHIAN
Real Estate Payment Stamp

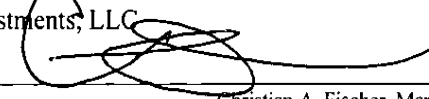
4818

A12102020-4
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Handwritten signatures and initials, including 'S. A. S.', 'Y.', 'J.', and 'J.P.'.

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In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed in the presence of its Managing Member, this X 16th day of X March, 2020.

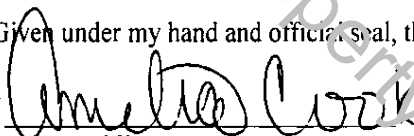
Name of Company: WC Investments, LLC
By X  _____
Christian A. Fischer, Member

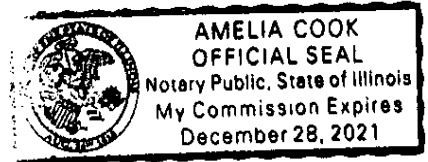
NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois)
COUNTY OF Will)SS

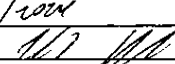
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Christian A. Fischer, personally known to me to be the Member of WC Investments, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Member, he/she signed and delivered the said instrument and caused the company seal of said company, as his/her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this X 16th day of X March, 2020

X 
Notary Public



My commission expires X 12/28/21

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph e, Section 4,
Real Estate Transfer Act
Date: 3/16/2020
Signature: 

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

REAL ESTATE TRANSFER TAX



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

10-Feb-2021

28-10-222-037-1023

| 20210201637178 | 1-854-133-264

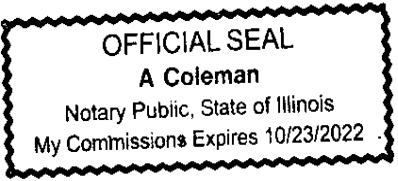
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STATEMENT BY GRANTOR AND GRANTEE

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

Dated: 3/16/2020

Signature: [Handwritten Signature]
Grantor or Agent



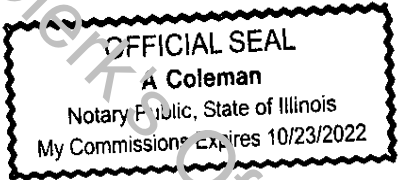
Subscribed and sworn to before me on March 16, 2020

Notary Public [Handwritten Signature]

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 under the laws of the State of Illinois.

Dated: 3/16/2020

Signature: [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me on March 16, 2020

Notary Public [Handwritten Signature]

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, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)