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QUIT CLAIM DEED GENERAL

Doc#: 2113834187 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2021 04:07 PM Pg: 1 of 4

Dec ID 20210401615598
ST/CO Stamp 0-270-291-216

LN 21023579 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), JGL RE Holdings 2 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, of the City of Country Club Hills, County of Cook and State of Illinois, for and in consideration of Ten and NO/100ths Dollars and other good and valuable considerations in hand paid, convey(s) and quit claim(s) to JGL Investments, LLC, an Illinois 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, 235 W. Van Buren Street #1616, Chicago IL 60607, of the County of Cook, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 17 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 18 IN BLOCK 4 IN AIRWAYS ADDITION, A SUBDIVISION OF (EXCEPT LOTS 3 AND 6) BLOCK 1, (EXCEPT LOTS 12, 13 AND 14) BLOCK 2, AND ALL OF BLOCKS 3 AND 4, IN SOUTHERN BERNICE, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 17.2004 ACRES THEREOF, ACCORDING TO PLAT REGISTERED AS DOCUMENT NUMBER 343063, IN COOK COUNTY, ILLINOIS.



SUBJECT TO: General Real Estate Taxes not yet due or payable, any special assessments not yet due or payable; building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 30-30-411-053-0000
Address of Real Estate: 17551 Greenbay Avenue, Lansing IL 60438

Dated this 25 day of March, 2021

Jairo Giovanni Laverde, Manager of, JGL RE Holdings 2 LLC

REAL ESTATE TRANSFER TAX		13-May-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

30-30-411-053-0000 | 20210401615598 | 0-270-291-216

Landtrust National Title Services
120 S. LaSalle Street, Suite 1700
Chicago, Illinois 60603

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Florida

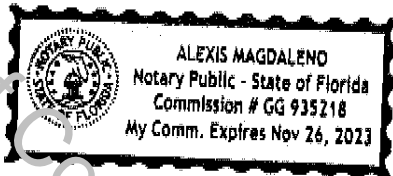
STATE OF ILLINOIS, COUNTY OF Lee ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jairo Giovanni Laverde, Manager of, JGL RE Holdings 2 LLC**, personally known to me to be a Manager of the 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 severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the Manager of said company, as his 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 25 day of March, 2021.

Commission expires: 11/26/2023

Alexis Magdaleno
Notary Public



Prepared By:
Michelle Jones
The Waite Law Firm
633 Rogers Street #1616
Downers Grove, IL 60515

Mail To:

JGL RE Holdings 2 LLC
235 W. Van Buren Street #1616
Chicago, IL 60607

Exempt Under Provisions of
Paragraph E Section 4,
Real Estate Transfer Act
date 5/13/21

Name and Address of Taxpayer/Address of Property:

JGL Investments LLC
235 W. Van Buren Street #1616
Chicago, IL 60607

[Signature]

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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: 25 March, 2021

SIGNATURE: _____
GRANTOR or AGENT

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

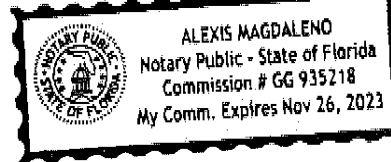
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): JGL RE Holdings 2, LLC

On this date of: 25 March, 2021

NOTARY 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: 25 March, 2021

SIGNATURE: _____
GRANTEE or AGENT

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

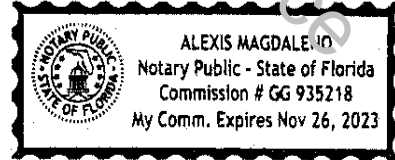
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): JGL Investments LLC

On this date of: 25 March, 2021

NOTARY 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)**

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VILLAGE OF LANSING

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, 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: JGL RE Holdings 2, LLC
225 W Van Buren Street #1616
Chicago, IL 60607

Telephone: 312-321-5355

Attorney or Agent: Ryan Waite
Telephone No.: 773-850-9797

Property Address: 17551 Greenbay Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-30-411-053-0000

Water Account Number: 117 1850 00 02

Date of Issuance: April 29, 2021

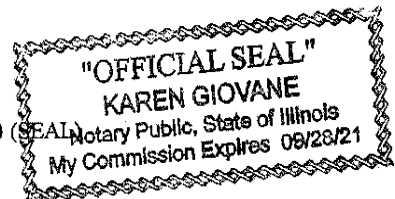
(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on April 29, 2021 by
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



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