



Doc# 2123246074 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/20/2021 03:34 PM PG: 1 OF 4

QUIT CLAIM DEED

Mail to :
Clever Nicholson
14312 Clark Street
Riverdale, Illinois 60827

Send tax bills to:
Clever Nicholson
14312 Clark Street
Riverdale, Illinois 60827

(Reserved for Recorder's Use Only)

THE GRANTORS, SECOND BASE PROPERTIES SERIES LLC, an Illinois limited liability company, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEY AND QUIT CLAIM unto CLEVER R. NICHOLSON, of 14312 Clark street, Riverdale, Illinois 60827, the following described real estate situated in Cook County, Illinois, to wit:

[SEE ATTACHED LEGAL DESCRIPTION]

Commonly Known As 22236 Merrill Avenue, Sauk Village, Illinois 60411

Property Index Numbers 32-25-313024-0000
together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: General Real Estate Taxes for 2020 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 10th day of August 2021.

SECOND BASE PROPERTIES SERIES, LLC

By: Yazmin Garduno

REAL ESTATE TRANSFER TAX

20-Aug-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

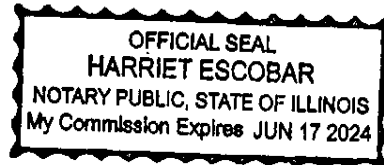
UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said Cook County, in the state aforesaid, do hereby certify that Yazmin Garduno, are 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 they signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 14th day of August, 2021

[Signature]
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ E
CHAPTER 77.25,
EXEMPTIONS FROM FEE
DATE: 14th August, 2021

[Signature]
Signature of Buyer, Seller or Representative

Prepared by:
Daniel G. Berry, 3012 West 111th Street, Chicago, Illinois 60652

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL

LOT 310 IN INDIAN HILL SUBDIVISION UNIT NO. 2 IN SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1957 AS DOCUMENT NO. 16999094 IN BOOK 500 OF PLATS, PAGES 4 AND 5, IN COOK COUNTY, ILLINOIS

Commonly Known As 22236 Merrill Avenue, Sauk Village, Illinois 60411

Property Index Numbers 32-25-31-024-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 August 19th, 20 21

Signature: *Laura Marie Escobar*
Grantor or Agent

Subscribed and sworn to before me
by the said Clevan R. Nicholson
this 19th day of August, 20 21
Notary Public *Harriet Escobar*



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 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 August 19, 20 21

Signature: *Laura Marie Escobar*
Grantee or Agent

Subscribed and sworn to before me
By the said Clevan R. Nicholson
This 19 day of August, 20 21
Notary Public *Harriet Escobar*



NOTE: Any person who knowingly submits a false statement concerning the identity of a
Type text here
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)