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Doc#: 2127740072 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2021 11:29 AM Pg: 1 of 7

This document was prepared by:

Dennis Feinberg
1247 Waukegan Road, Suite 100
Glenview, Illinois 60025
Attention: Dennis Feinberg

Dec ID 20210701620930
ST/CO Stamp 1-693-211-408
City Stamp 1-076-251-408

Upon Recording, return to:

ABC Turnkey Properties, LLC
517 Madison Avenue
Glencoe, Illinois 60022

WARRANTY DEED

National Association for Debt, Education & Assistance, an Illinois not for profit ("Grantor"), whose address is 41 S Prospect Avenue, Park Ridge, Illinois 60068, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents SELL AND CONVEY unto ABC Turnkey Properties, LLC ("Grantee"), whose address is 517 Madison Avenue, Glencoe, Illinois 60022, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, in the State of Illinois, the common address of which is 2824 W. 25th Street, Chicago, Illinois 60623, which is legally described on Exhibit A attached hereto and incorporated herein by. *SERIES O,

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and its successors and assigns forever.

Subject to real estate taxes for the year [2020-21] and thereafter, easements, covenants conditions and restrictions of record and building and setback lines

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

IN WITNESS WHEREOF, this Warranty Deed has been executed by Grantor as of the acknowledgement date below to be effective as of the 2nd day of August, 2021.

GRANTOR: Nat'l Association for Debt, Education & Assistance

By: Steve Bull, its President

FIDELITY NATIONAL TITLE

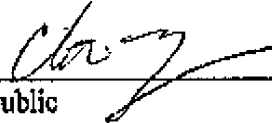
1/8 SC19036057

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THE STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 2nd day of August 2021 by Steve Bollman, the President of Nat'l Association for Debt, Education & Assistance a[n] Illinois not for profit, on behalf of said entity.



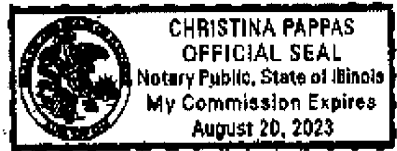
Notary Public

[NOTARIAL STAMP OR SEAL]

MAIL TO AND
Send tax bills to:

ABC Turnkey Properties, LLC, Series O
517 Madison
Glencoe, Illinois 60022

GRANTEES ADDRESS



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

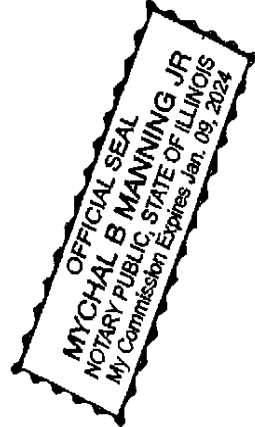
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

X [Signature]
Signature
Agent
Print Name

Subscribed and sworn to before me this 2nd of August, '21.

[Signature]
Notary Public



The grantee or their 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.

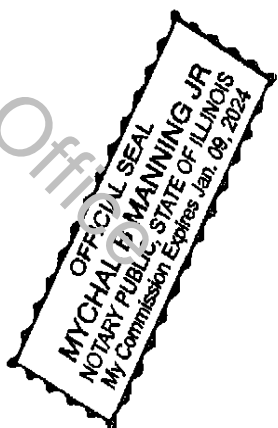
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

X [Signature]
Signature
Agent
Print Name

Subscribed and sworn to before me this 2nd of August, '21.

[Signature]
Notary Public



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

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Exempt under provision or Paragraph

B, Section 4, Real Estate

Transfer Tax Act.

8-2-21

Date



Buyer, Seller or Representative

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EXHIBIT A

Order No.: SC19036057

For APN/Parcel ID(s): 16-25-120-030-0000

For Tax Map ID(s): 16-25-120-030-0000

LOT 15 IN BLOCK 1 IN CASS' SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX C1-AUG-2021

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *





16-25-120-030-0000 | 20210701620930 | 1-076-251-408

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX 04-Aug-2021

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-25-120-030-0000 | 20210701620930 | 1-693-211-408