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Doc#: 2129220489 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2021 09:51 AM Pg: 1 of 3

QUITCLAIM DEED

Mail To / Prepared By:
Commander 257, LLC
1010 Jorie Blvd Suite 32
Oak Brook, IL 60523



Dec ID 20211001610422
ST/CO Stamp 0-959-805-584

WITNESSETH, that the Grantor, **Pinnacle Real Estate Investment Group, LLC**, an Illinois Limited Liability Company, for the consideration of Ten & no/100 (\$10.00) and other good & Valuable consideration, in hand paid, does Hereby remise, release and quitclaim unto the Grantee, **Commander 257, LLC**, an Illinois Limited Liability Company created and existing under and by virtues the Laws of (The Above Space for Recorder's Use Only) the State of Illinois, and having its principal office at the following address, **1010 Jorie Blvd Suite 32, Oak Brook, IL 60523**, all right, title, interest, and claim in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit.

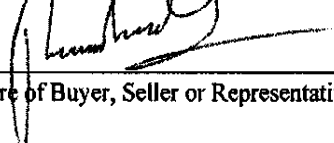
LEGAL DESCRIPTION: LOT 34 IN BLOCK 1 IN LANSING TERRACE, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 30-32-103-023-0000

Property Address: 17816 HENRY, LANSING, IL 60438

REAL ESTATE TRANSFER TAX		18-OCT-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
30-32-103-023-0000		20211001610422 0-959-805-584	

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4 REAL ESTATE TRANSFER ACT

 Date: 01/04/2021
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 04 day of JAN 2021.

FIDELITY NATIONAL TITLE

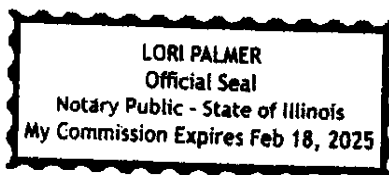
112
SC21022387


Rahul Visar - Managing Member
Pinnacle Real Estate Investment Group, LLC

STATE OF ILLNOIS,

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Rahul Visar is personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 4 day of January 2021.



Notary Public 

My Commission Expires: 2/18/25

Mail subsequent tax bills to: Commander 257, LLC -1010 Jorie Blvd Suite 32, Oak Brook, IL 60523

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VILLAGE OF LANSING

Patricia L. Eidam
Mayor



Brian Hanigan
Finance Director

Office of the 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: Pinnacle Real Estate Investment Group, LLC
1010 Jorie Blvd, #32
Oak Brook, IL 60523

Telephone: 847-397-1300

Attorney or Agent: Desiree Wilson
 Telephone No.: 6630-715-8902

Property Address: 17816 Henry Street
Lansing, IL 60438

Property Index Number (PIN): 30-32-103-023-0000

Water Account Number: 111 2950 00 04

Date of Issuance: October 18, 2021

(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on October 18, 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.

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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.

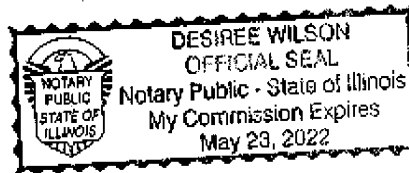
GRANTOR OR AGENT:

Signature
AGENT

Print Name

Subscribed and sworn to before me this 4th of January, 2021

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.

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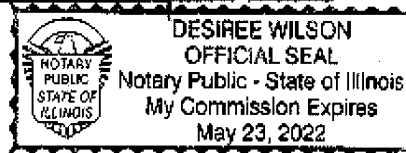
GRANTEE OR AGENT:

Signature
AGENT

Print Name

Subscribed and sworn to before me this 4th of January, 2021

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.]