

# UNOFFICIAL COPY



\*2134213095D\*

Doc# 2134213095 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/08/2021 03:26 PM PG: 1 OF 3

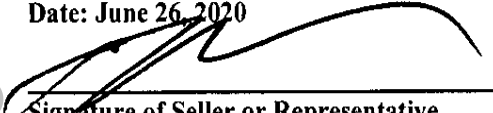
(The space above reserved for recording purposes.)

## QUIT CLAIM DEED

Prepared by: April Lucas-Masselis Vision Property Management P.O. Box 488 Columbia, SC 29202 803-726-2959	Grantor: MO Seven, LLC P.O. Box 488 Columbia, SC 29202 803-726-2959	Grantee/Send Tax Bills To: Jazz Up Indy, Inc. 13446 Poway Road Poway, CA 92064
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REIT1-196

Exempt under provisions of Paragraph (e),  
35 ILCS 200/31-45 Real Estate Transfer Act  
Date: June 26, 2020

  
Signature of Seller or Representative

**THIS INDENTURE**, made on the 26th day of June, 2020 by and between **THE GRANTOR** MO Seven, LLC, party of the first part, and **THE GRANTEE**, Jazz Up Indy, Inc., party of the second part, whose tax billing address is 1344 Poway Road, Poway, CA 92064.

**WITNESSETH**, that the said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, to be paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said party of the second part of the following described lots, tracts or parcels of land, lying, being and situate in the following described premises situated in the County of COOK, and in the State of ILLINOIS, to-wit:

*All that certain parcel of land situate in the County of Cook, State of Illinois, being more particularly described as follows:*

*Lot 42 and 43 in the Subdivision of Block 5 in First Addition to Kensington in the West 1/2 of the Southwest 1/4 of Section 22, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.*

**Commonly known as:** 125 East 118th Street, Chicago, IL 60628

**Tax Map ID:** 25-22-319-013-0000; 25-22-319-014-0000

**Source of Title:** Document# 1303629062; recorded 02/05/2013

This conveyance is made subject to all restrictions, easements and matters appearing of record.

This conveyance is made subject to all existing liens of record, liability for which Grantee expressly assigns and agrees to pay.

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Together with all singular, the rights, members hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all the singular and said premises before mentioned unto the said Jazz Up Indy, Inc., their successors and assigns, forever – so that neither the said Grantor nor its successors nor any other person or persons, claiming under it, shall at any time hereinafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, MO Seven, LLC, has caused this deed to be executed this 26th day of June, 2020.

WITNESS:

Signature

Jamie Johnson  
Printed Name

WITNESS:

Signature

April Lucas-Masselis  
Printed Name

Signature

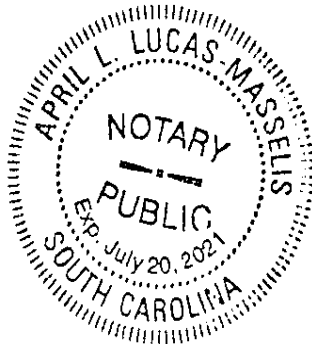
Todd Merson  
Printed Name  
Authorized Signatory for  
MO Seven, LLC

STATE OF SOUTH CAROLINA


COUNTY OF LEXINGTON



Before me, a Notary Public in and for Lexington County and State of South Carolina, personally appeared Todd Merson, authorized signatory of MO Seven, LLC acknowledged the execution of the foregoing Quit Claim Deed for and on behalf of said corporation, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this  
26 day of June, 2020.



[Signature]  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

REAL ESTATE TRANSFER TAX		08-Dec-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		08-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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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: 12 | 08 | 2021

SIGNATURE: [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:

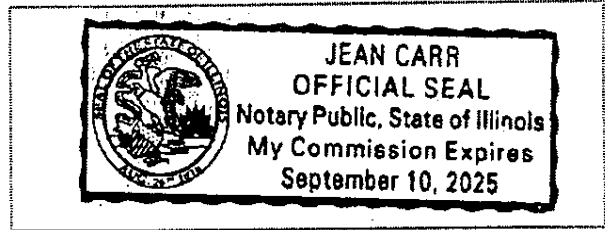
Jean Carr

By the said (Name of Grantor): MO Seven, LLC

On this date of: 12 | 08 | 2021

NOTARY SIGNATURE: [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: 12 | 08 | 2021

SIGNATURE: [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:

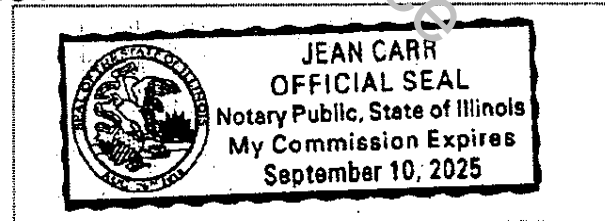
Jean Carr

By the said (Name of Grantee): Jazz Up Indy, Inc.

On this date of: 12 | 08 | 2021

NOTARY SIGNATURE: [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)**)