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21127880
QUIT CLAIM DEED
LLC TO LLC

Doc#: 2136212329 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2021 10:37 AM Pg: 1 of 5

Dec ID 20211201673646
ST/CO Stamp 1-822-374-544

The Grantor(s)
HFIG PROPERTIES LLC
an Illinois Limited Liability Company for and in consideration
of the sum of Ten and no/100
dollars (\$10.00) and other good
and valuable consideration, the
receipt and sufficiency of which
is acknowledged, and pursuant to
authority given by the members
hereby
Convey(s) and Con Claim(s) to:

2021 REHABS LLC AN ILLINOIS LIMITED LIABILITY COMPANY

all interest in the following described real estate situated in the County of Cook, State of
Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE A
PART HEREOF.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35ILCS200/31-45
SUB PAR E AND COOK COUNTY ORD. 93-0-2 / PAR. 4.

DATE: 12/16/2021

SIGNED: _____
Buyer, Seller or Representative

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

PERMANENT INDEX NUMBER(S): 32-17-403-053-0000

Property Address: 96 E. JOE ORR RD. CHICAGO HEIGHTS IL. 60411

Dated this day of December 2021

HFIG PROPERTIES LLC

BY: _____
JOSE L. HERNANDEZ MANAGER/MEMBER

EXEMPTION APPROVED

CITY CLERK
CITY OF CHICAGO HEIGHTS


MA
12/15/21

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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify that JOSE L. HERNANDEZ, MANAGER/MEMBER OF HFIG PROPERTIES LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her their 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 16th day of December, 2021.


Notary Public



MAIL TO:

NAME AND ADDRESS OF TAXPAYER

ANTHONY MONTEGNA
4211 W. IRVING PARK
CHICAGO IL. 60641

2021 REHABS LLC
315 INDIANA ST.
PEAK FOREST, IL. 60466

NAME AND ADDRESS
OF PREPARER:

ANTHONY P. MONTEGNA, ATTORNEY AT LAW
4211 W. IRVING PARK RD.
CHICAGO IL. 60641

Notary Public of Cook County Clerk's Office

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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: 12/16/2021

SIGNATURE: _____
GRANTOR or AGENT
JOSE L. HERNANDEZ

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

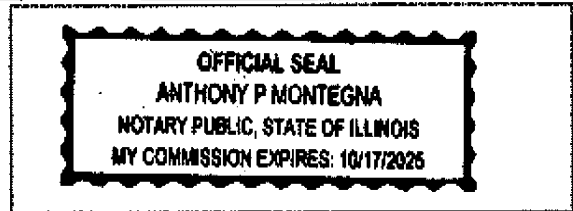
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): JOSE L. HERNANDEZ

On this date of: 12/16/2021

NOTARY SIGNATURE: _____
[Handwritten 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: 12/16/2021

SIGNATURE: _____
GRANTEE or AGENT
JOSE L. HERNANDEZ

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

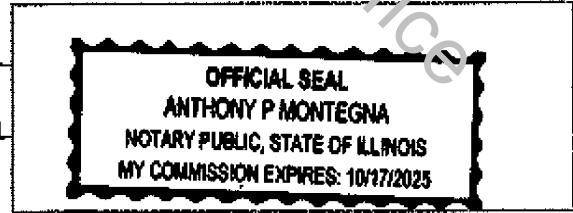
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): JOSE L. HERNANDEZ

On this date of: 12/16/2021

NOTARY SIGNATURE: _____
[Handwritten 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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EXHIBIT "A"

**LOTS 1 AND 2 IN BLOCK 4 IN PERCY WILSON'S ARTERIAL HILL, A SUBDIVISION IN THE
SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN address: 96 E. Joe Orr Rd, Chicago Heights, IL 60411

PIN #: 32-17-493-053-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

27-Dec-2021



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

32-17-403-053-0000

20211201673646

1-822-374-5444

Property of Cook County Clerk's Office