

QUIT CLAIM DEED

ILLINOIS STATUTORY

Doc# 2203912157 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/08/2022 08:09 AM Pg: 1 of 4

Dec ID 20220101698769

NAME AND ADDRESS OF TAXPAYER:

Capital Development Group USA, LLC
370 W Dundee Rd
Wheeling, IL 60090

Prepared by and mail to:

The Makarchuk Law Firm
Yaryna Makarchuk
370 W Dundee Rd
Wheeling, IL 60090

RECORDER'S STAMP

THE GRANTOR, NEDER CAPITAL SERVICES, LLC, an Illinois Limited Liability company, for and in consideration of Ten DOLLARS and other good and valuable consideration to them in hand paid, hereby CONVEY(S), RELEASES, AND QUIT CLAIM(S) to the following GRANTEE, CAPITAL DEVELOPMENT GROUP USA, LLC, an Illinois Limited Liability company, all of Grantor's rights, titles, interests, and claims in or to the following described Real Estate situated in Northbrook, in the County of Cook, State of Illinois:

See Exhibit A.

SUBJECT TO: general real estate taxes not yet due and payable, restrictions of record, and zoning and building laws and ordinances.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW,
Paragraph E of 35 ILCS § 200/21-45.

[Signature pages follow]

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Quit Claim Deed has been executed by Grantor as of this _____
Day of January, 2022.

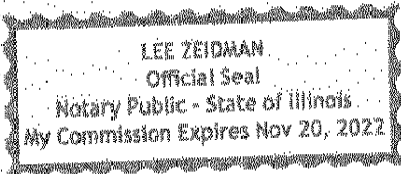
Neder Capital Services, LLC
An Illinois Limited Liability Company

By: _____
Boris Stratievsky, Member

State of ILLINOIS }
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Boris Stratievsky known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12 DAY OF January, 2022



Notary Public
My commission expires on 11.20.2022

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THE WEST 181.0 FEET OF THE EAST 993.0 FEET OF LOT 2 IN THE SUBDIVISION OF G. HECHINGER'S FARM, BEING A SUBDIVISION OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 331.0 FEET OF THE EAST 1324.0 FEET (EXCEPT THE SOUTH 202 FEET OF THE WEST 197 FEET THEREOF) OF LOT 2 AS MEASURED ON THE SOUTH LINE THEREOF IN SUBDIVISION OF G. HECHINGER'S FARM IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 202.0 FEET OF THE WEST 197.0 FEET OF THE EAST 1324.0 FEET (EXCEPT THE SOUTH 160 FEET OF THE WEST 67 FEET THEREOF) OF LOT 2 AS MEASURED ON THE SOUTH LINE THEREOF IN SUBDIVISION OF G. HECHINGER'S FARM IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

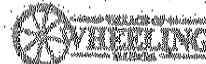
PARCEL 4:

THE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THE PRIVATE ROAD IN PRAIRIE PARK AT WHEELING SUBDIVISION CREATED BY THE PLAT OF SAID SUBDIVISION RECORDED AS DOCUMENT 0427444039.

P.I.N.:03-02-100-031-0000; 03-02-100-036-0000.

Common address: 5 and 210 Meadows Rd, Wheeling, IL 60090

Document Cook County Clerk's Office



Real Estate Transfer Approved

Initials: MB Date: 1/13/22

VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

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 or 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 1.12.2022

Signature _____

Grantor or Agent

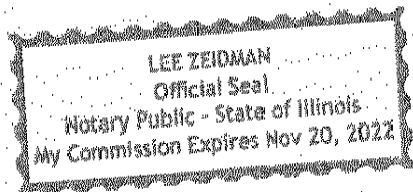
GRANTOR NOTARY SECTION:

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

Lee Zeidman

By the said Grantor: Neder Capital Services, LLC

On this date of: 1.12.2022



Notary Signature: _____

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 1.12.2022

Signature _____

Grantee or Agent

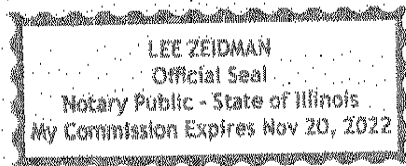
GRANTEE NOTARY SECTION:

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

Lee Zeidman

By the said Grantee: Capital Development Group USA, LLC

On This date of: 1.12.2022



Notary Signature: _____