

UNOFFICIAL COPY

QUIT CLAIM DEED Illinois (Statutory)

After Recording Mail To:
Lavelle Law, Ltd.
141 W. Jackson Blvd., Suite 2800
Chicago, Illinois 60604

Send Subsequent Tax Bills To:
JGO Properties, LLC - Series 2
2240 N. Mannheim Road
Melrose Park, Illinois 60164

Doc#: 2209504337 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2022 11:59 AM Pg: 1 of 4

Dec ID 20220201635305

THE GRANTOR(S), 9424-9430 S. Ridgeland LLC, an Illinois limited liability company, of 2240 N. Mannheim Road, City of Melrose Park, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIMS to JGO Properties, LLC - Series 2, an Illinois limited liability company, of 2240 N. Mannheim Road, City of Melrose Park, County of Cook, State of Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

See attached Legal Description

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

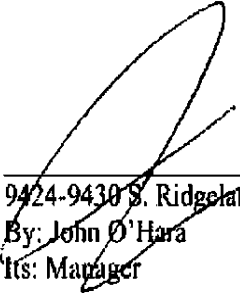
This property is NOT the homestead real property of grantors.

Property Index Number: 15-03-340-011

Address of Real Estate: 912 N 24th Ave, Melrose Park, Illinois 60160

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Dated this 30th day of November 2021.

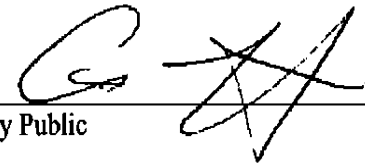


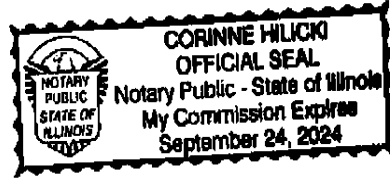
 9424-9430 S. Ridgeland LLC
 By: John O'Hara
 Its: Manager

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John O'Hara, manager of 9424-9430 S. Ridgeland LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of November, 2021.


 _____ (SEAL)
 Notary Public



I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph e, Section 4, of the real Estate Transfer Tax Act. Dated this 30th day of November, 2021.



 Signature of Buyer-Seller or their Representative
 Prepared by: Chance W. Badertscher, Lavelle Law, Ltd., 141 W. Jackson Blvd, Chicago, IL 60604

EXEMPT
VILLAGE OF MELROSE PARK
 Ordinance No. 687
912 N. 24th ave
 Address of Property
MAE 4/1/23
 Approved Date

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A - LEGAL DESCRIPTION

LOT 17 IN BLOCK 152 IN MELROSE IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-03-340-011-0000

Address of Real Estate: 912 N. 24th Avenue, Melrose Park, Illinois 60160

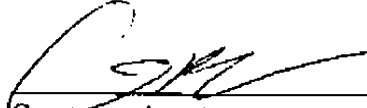
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.


Dated March 29, 2022.



Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 29th day of March, 2022.


Notary Public





The Grantee or his/her 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 title to real estate under the laws of the State of Illinois.


Dated March 29, 2022.

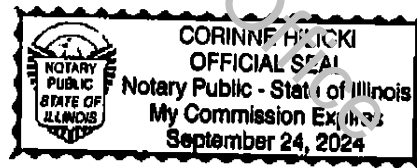


Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 29th day of March, 2022.

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.