

**QUIT CLAIM DEED**

**UNOFFICIAL COPY**

**MAIL TO:**

ABC Turnkey Properties, LLC  
517 Madison Avenue  
Glencoe, IL 60022

Doc#: 2213707627 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2022 01:39 PM Pg: 1 of 3

Dec ID 20220501617579  
ST/CO Stamp 0-699-985-808

**TAXPAYER ADDRESS:**

ABC Turnkey Properties, LLC  
517 Madison Avenue  
Glencoe, IL 60022

**THE GRANTOR, ABC TURNKEY PROPERTIES, LLC, an Illinois Limited Liability Company, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to ABC TURNKEY PROPERTIES, LLC, SERIES U, an Illinois Limited Liability Company, all interest in and to the following described Real Estate situated in Cook County, Illinois, legally described as:**

**LOT 97 IN APPLE TREE OF COUNTRY CLUB HILLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1969 AS DOCUMENT NUMBER 21045222, IN COOK COUNTY, ILLINOIS.**

**EXEMPT FROM TRANSFER TAX PURSUANT TO PARAGRAPH E, SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.**

*[Handwritten signature]*

**SUBJECT TO:** Covenants, conditions and restrictions of record and general real estate taxes for 2021 and subsequent years.

Permanent Index Number: 28-26-306-010-0000.

Address of Real Estate: 3712 W. 171st Street, Country Club Hills, Illinois 60478.

Dated this 23 day of September, 2021.

**ABC TURNKEY PROPERTIES, LLC**  
An Illinois Limited Liability Company

*[Handwritten signature]*  
BY: ALBERTO FERNANDEZ, Member



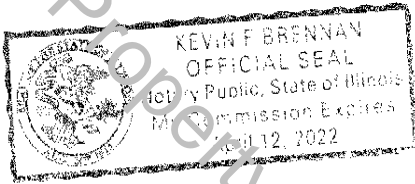
CITY OF COUNTRY CLUB HILLS  
EXEMPT  
REAL ESTATE TRANSFER STAMP  
3712 171st St  
11/15/21 YC

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALBERTO FERNANDEZ, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 24<sup>th</sup> day of September, 2021.



*Kevin F. Brennan*

NOTARY PUBLIC

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Prepared by: Brennan Law Offices, 155 N. Michigan, Suite 700, Chicago, IL 60601

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Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

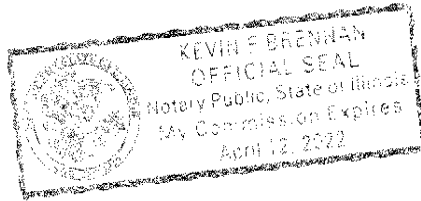
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 09/23/2021

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 23<sup>rd</sup> day of SEPTEMBER, 2021.

Kevin F. Brennan  
Notary Public



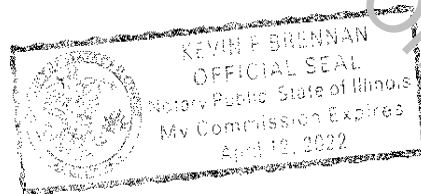
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 09/23/2021

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 23<sup>rd</sup> day of SEPTEMBER, 2021.

Kevin F. Brennan  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).