

# UNOFFICIAL COPY

Doc#: 2215108062 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/31/2022 03:57 PM Pg: 1 of 4

Dec ID 20220501632760  
ST/CO Stamp 0-917-471-312

## Quit Claim Deed

### ILLINOIS STATUTORY

#### MAIL TO:

Nexana Invest LLC 600 College  
Series  
2757 E 1779<sup>th</sup> Road  
Ottawa, IL 61350

#### NAME & ADDRESS OF TAXPAYER:

Nexana Invest LLC 600 College  
Series  
2757 E 1779<sup>th</sup> Road  
Ottawa, IL 61350

#### THE

**GRANTOR** JOS 2 LLC

Of 1229 and 1231 Wenonah Avenue the CITY OF Berwyn, COUNTY OF COOK OF THE STATE OF ILLINOIS 60402 for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

Nexana Invest, LLC 600 College Series

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

LOT TWENTY (20) AND LOT TWENTY-ONE (21) IN THE SUBDIVISION OF BLOCK THIRTEEN (13) IN THE SUBDIVISION OF SECTION 19 (EXCEPT THE SOUTH THREE HUNDRED (300) ACRES THEREOF) TOWN 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
Permanent Index No.: 16-19-103-019-0000 & 16-19-103-020-0000

**Known as: 1229 & 1231 Wenonah Avenue, Berwyn, IL 60402**

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

42  
0C22009887

FIDELITY NATIONAL TITLE

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 12 OF THE BERWYN CITY  
CODE SEC. 888.06 AS A REAL ESTATE  
TRANSACTION  
DATE 5-20-2022 TELLER [Signature]




# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

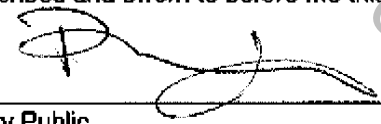
  
\_\_\_\_\_

Signature

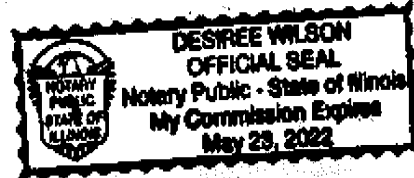
AGENT

Print Name

Subscribed and sworn to before me this 20<sup>th</sup> of May, 22

  
\_\_\_\_\_

Notary Public



The grantee or their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**


  
\_\_\_\_\_

Signature

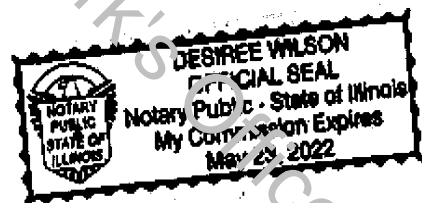
AGENT

Print Name

Subscribed and sworn to before me this 20<sup>th</sup> of May, 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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

31-May-2022



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

16-19-103-019-0000

| 20220501632760 | 0-917-471-312

Property of Cook County Clerk's Office