#### **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:

Ottawa. IL 61350

Nexana Invest LLC 600 College Series 2757 E 1779th Road

NAME & ADDRESS OF TAXPAVER:

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) DOLLAPS 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.

0022009887

FIDELITY NATIONAL TITLE

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH DOF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION.

## UNOFFICIAL CC

TO HAV	E AND TO	) HOLD the	e above granted	l premises unto	the parties o	of the second pa	art forever,
Dated							
this	19 day of 3	MAY	, 2022				

(Seal)

Robert Piechnik, Sole Member for

Jos 2 LLC

STATE OF ILLINOIS COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, scaled and delivered the said instrumer, as free and voluntary act, for the pages and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this

day of MU

Notary Public

My commission expires on

IMPRESS SF 41, HERE OFFICIAL SEAL ASHLEY L PIPAL NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/22/2024

DATE:

NAME AND ADDRESS OF PREPARER: DiazCase Law Georgina Díaz

7100 16TH Street

Berwyn, IL 60402

Signature of Suyar, Seller or Representative.

EXEMPT UNDER PROVISIONS OF PARAGRAPH

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

### **UNOFFICIAL COPY**

#### STATEMENT BY GRANTOR AND GRANTEE

The granter 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.

Signature
ACCENT

Subscribed and sworn to before me this

Notary Public

DESTREE WILSON
OFFICIAL SEAL
PORTO
P

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 Winois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a nartnership 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

**Print Name** 

**Notary Public** 

Subscribed and sworn to before me this

m

2022

DESTREE WILSON BRY Public - State of Windle

May 29 2022

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.]

2215108062 Page: 4 of 4

# **UNOFFICIAL COPY**

 REAL ESTATE TRANSFER TAX
 31-May-2022

 COUNTY:
 0.00

 ILLINOIS:
 0.00

 TOTAL:
 0.00

 16-19-103-019-0000
 20220501632760
 0-917-471-312

Propositivos Cook Country Clark's Office