

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### MAIL TO:

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

Doc#: 2225007054 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/07/2022 06:23 AM Pg: 1 of 3

Dec ID 20220901630201  
ST/CO Stamp 0-436-034-128  
City Stamp 1-530-681-936

### TAXPAYER ADDRESS:

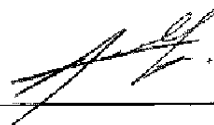
ABC Turnkey Properties, LLC  
517 Madison Avenue  
Glencoe, IL 60022

THE GRANTOR, ABC TURNKEY PROPERTIES, LLC, SERIES M, 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 D, an Illinois Limited Liability Company, all interest in and to the following described Real Estate situated in Cook County, Illinois, legally described as:

LOT 37 (EXCEPT THAT PART OF LOT 37 COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 37, 14 FEET 7 INCHES EAST OF THE WEST LINE THEREOF; RUNNING THENCE NORTH 1 1/2 INCHES; THENCE EAST A DISTANCE OF 26 FEET TO A POINT 1 INCH NORTH OF SAID SOUTH LINE; THENCE SOUTH A DISTANCE OF OF 1 INCH TO THE SOUTH LINE; THENCE WEST ALONG SAID SOUTH LINE TO PLACE OF BEGINNING) IN BLOCK 4 IN CORNELL, A SUBDIVISION IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO ALL OF THAT PART OF LOT 38 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 38, 14 FEET, 8 INCHES EAST OF THE WEST LINE THEREOF; RUNNING THENCE NORTH A DISTANCE OF 3/4 INCHES; THENCE EASTERLY A DISTANCE OF 26 FEET TO POINT 1 1/4 INCHES NORTH OF THE SOUTH LINE OF SAID LOT 38; THENCE WESTERLY ALONG SAID SOUTH LINE TO PLACE OF BEGINNING IN BLOCK 4 IN CORNELL, A SUBDIVISION IN SECTION 26, TOWNSHIP 38 NORTH NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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



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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: 02/28/2022

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 28<sup>th</sup> day of February, 2022.



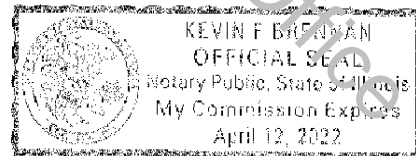
[Signature]  
Notary Public

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: 02/28/2022

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 28<sup>th</sup> day of February, 2022.



[Signature]  
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).