OUT CLAIM DEED OFFICIAL COPY

MAIL TO:

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

TAXPAYER ADDRESS:

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

THE GRANTCR 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 (NCH 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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SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2021 and subsequent years.

Permanent Index Number:

20-26-103-008-0000.

Address of Real Estate:

7125 S. Ellis Avenue, Chicago, IL 60619.

Dated this \mathcal{AS} day of February, 2022.

ABC TURNKEY PROPERTIES, LLC, SERIES M

An Illinois Law ted Liability Company

BY: ALBERTO FERNANDEZ, Member

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

Ox Coot Cours I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALBERTO FERNANDEZ, personally known or proven to me 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 ______ day of February, 2022.

KEVIN F BRENNAN OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires April 12, 2022

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

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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:

Grantor or Agent

Grantee or Agent

Subscribed and sworn to before me by the said <u>ALBERTO FERNANDEZ</u> this day of Function , 2022.

Notary Public

REVIN F BRENNAN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expises
April 12, 7022

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 benefit at 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, 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:

Subscribed and sworn to before me by the said <u>ALBERTO FERNANDEZ</u> this

Jetz day of Formum, 2022.

KEVIN F BATADAN
OFFICIAL SE AL
Notary Public, State of Illucie
My Commission Explicis
April 12, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).