

QUIT CLAIM DEED

UNOFFICIAL COPY

MAIL TO:

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

Doc#: 2225519106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 02:09 PM Pg: 1 of 3

Dec ID 20220901633263
ST/CO Stamp 0-808-401-488

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 W, an Illinois Limited Liability Company, all interest in and to the following described Real Estate situated in Cook County, Illinois, legally described as:

LOT 49 IN MAHONEY ESTATES, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE RIGHT OF WAY OF THE CHICAGO & SOUTHERN RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

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

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

Permanent Index Number: 24-24-310-049-0000.

Address of Real Estate: 11749 S. Sacramento Drive, Merrionette Park, IL 60803.

Dated this 23 day of September, 2021.

ABC TURNKEY PROPERTIES, LLC
An Illinois Limited Liability Company


BY: ALBERTO FERNANDEZ, Member

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STATEMENT BY GRANTOR AND GRANTEE

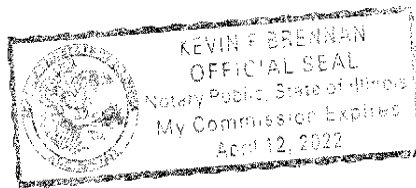
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 9/23/2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 23rd day of September, 2021.

[Signature]
Notary Public



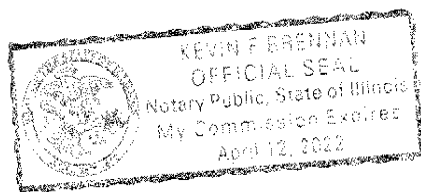
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 9/23/2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said ALBERTO FERNANDEZ this 23rd day of September, 2021.

[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).