# QUIT CLAIM DENOFFICIAL 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#. 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

THE GRANTER, ABC TURNKEY PROPERTIES, LLC, an Illinois Limited Liability Company, for and reconsideration 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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## **UNOFFICIAL COPY**

| STATE OF ILLINOIS | ) |     |
|-------------------|---|-----|
|                   | ) | SS. |
| COUNTY OF COOK    | ) |     |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALBERTO FERNANDEZ, personally known 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 23 day of September, 2021.

KEVIN F BRENNAN
OFFICIAL SEAL
Not are public State of illinois
My concursion Excurs 3
April 12, 2522

NOTARY PUBLIC

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

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### **UNOFFICIAL COPY**

#### 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: <u>9/23/202/</u> Si               | gnature:   |
|--|--|
|  | Grantor or Agent   |
| Subscribed and sworn to before me by the |  |
| said <u>ALBER CO FERNANDEZ</u> this      |  |
| 73 day of                                | And the second of the second o |
| It F. Brien                              | KEVIN F BRENNAN  OFFICIAL SEAL  Notery Public, State of Himos  My Commission Expires   |
| Notary Public                            | Acc 12, 2022   |

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 bereficial 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 outhorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: <u>1/23/202/</u> Signature: Grantee or Agen!

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

23rd day of Suptruber, 2021.

Notary Public

KEVIN F BRENNAN
OFFICIAL SEAL
Notary Public, State of Ulincis
My Commission Excites
April 12, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).