

UNOFFICIAL COPY

Doc#: 2225519108 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 02:09 PM Pg: 1 of 3

QUIT CLAIM DEED

MAIL TO:

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

Dec ID 20220901633281
ST/CO Stamp 2-041-625-168


TAXPAYER ADDRESS:

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

THE GRANTOR, ABC TURNKEY PROPERTIES, LLC, SERIES I, 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 18 IN BLOCK 5 IN CALUMET CITY SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 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.


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

Permanent Index Number: 29-12-220-013-0000.

Address of Real Estate: 411 Yates Avenue, Calumet City, IL 60409.

Dated this 23 day of September, 2021.

ABC TURNKEY PROPERTIES, LLC, SERIES I,
An Illinois Limited Liability Company


BY: ALBERTO FERNANDEZ, Member

REAL ESTATE TRANSFER TAX

62928 1/80

Calumet City • City of Homes \$ 50

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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 24th day of September, 2021.



Kevin F. Brennan
 NOTARY PUBLIC

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

Property of Cook County Clerk's Office

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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



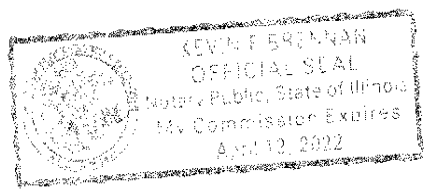
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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