

UNOFFICIAL COPY

Doc#. 2225913341 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/16/2022 03:56 PM Pg: 1 of 4

QUIT CLAIM D E E D
LLC TO LLC & ~~INDIVIDUAL~~
(Tenancy in Common)

Dec ID 20220901635856
ST/CO Stamp 1-875-600-976

This agreement, made this 29TH day of JUNE, 2022, between KYSELLA INVESTMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and KYSELLA INVESTMENT GROUP, LLC OF 1816 E. WOOD LANE, MT. PROSPECT, IL. 60056 AND ~~NORBERT MIKA~~ 745 LEICESTER RD. ELK GROVE VILLAGE, IL. 60007

* 4450 NORTH MANGO, LLC, NLM MANAGEMENT, LLC

partIES of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the partIES of the second part, the receipt of which is acknowledged, and pursuant to the authority of the LLC MANAGING MEMBER of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND QUIT-CLAIM unto the partIES of the second part, EACH A 1/2 INTEREST (50 %) OF THE SAID PROPERTY as TENANTS IN COMMON forever, all the following described real estate, situated and described as follows, to wit:

AS PER LEGAL DESCRIPTION ON ATTACHED 'EXHIBIT A'

THIS CONVEYANCE EXEMPT UNDER PARAGRAPH 4 SECTION e OF THE IRETTA.

DATED: JUNE 29, 2022

BY: Richard Woluck

COMMONLY KNOWN AS: 2002 CAMPBELL ST. ROLLING MEADOWS, IL. 60008

PIN: 02 25 407 039 0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and

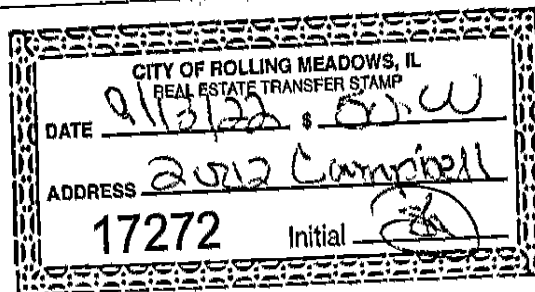
UNOFFICIAL COPY

profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the parties of the second part, their heirs and assigns as **TENANTS IN COMMON** forever.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its LLC MANAGING MEMBER, the day and year first above written.

KYSELLA INVESTMENT GROUP, LLC
Name of LLC.

By: *Richard Wolnik*
Its MANAGING MEMBER
-RICHARD WOLNIK

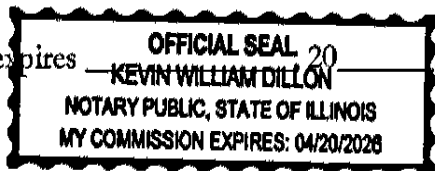


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD WOLNIK personally known to me to be the MANAGING MEMBER OF KYSELLA INVESTMENT GROUP, LLC AND ILLINOIS LIMITED LIABILITY CORPORATION, appeared before me this day in person, and acknowledged that as such LLC MANAGING MEMBER signed, sealed and delivered the said instrument, pursuant to authority, given TO HIM BY SAID LLC, as ITS free and voluntary act, and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29TH day of JUNE, 2022

Commission expires



Kevin William Dillon
NOTARY PUBLIC

This instrument prepared by : ATTORNEY KEVIN W DILLON 6650 N. NORTHWEST HWY SUITE 301 CHICAGO IL. 60631

MAIL & SEND SUBSEQUENT TAX BILLS TO: KYSELLA INVESTMENT GROUP
1816 E. WOOD LANE MT. PROSPECT, IL. 60056

UNOFFICIAL COPY

EXHIBIT A

Legal Description: LOT 278 IN ROLLING MEADOWS UNIT NO. 2, BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED OCTOBER 26, 1953 AS DOCUMENT 15753911, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-25-407-039-0000

PIN#

PIN#

Property Address: 2002 Campbell St., Rolling Meadows, IL 60008

Exempt under provisions of Paragraph E
 Section 4, Real Estate Transfer Tax Act.
6/29/22
 Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 6 | 29 | 20 22

SIGNATURE: *[Signature]*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

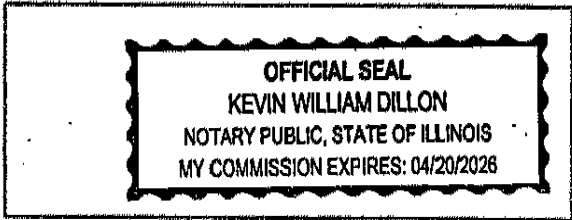
Subscribed and sworn to before me, Name of Notary Public:
1432224 INVESTMENT GROUP, LLC
By the said (Name of Grantor): *[Signature]*

Kevin William Dillon

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 29 | 20 22

NOTARY SIGNATURE: *[Signature]*



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 6 | 29 | 20 22

SIGNATURE: *[Signature]*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

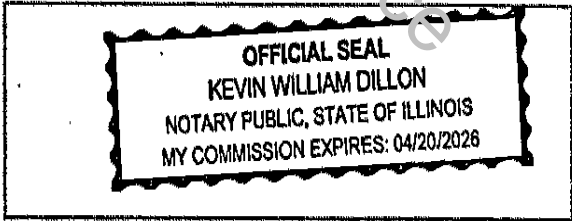
Subscribed and sworn to before me, Name of Notary Public:
1432224 INVESTMENT GROUP, LLC
By the said (Name of Grantee): *[Signature]*

Kevin William Dillon

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 29 | 20 22

NOTARY SIGNATURE: *[Signature]*



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))