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# UNOFFICIAL COPY

This Instrument was prepared by:  
CRYSTAL L. SIVER, ESQ.  
CRYSTAL SIVER LAW  
P.O. Box 187  
Northbrook, Illinois 60065-0187

Doc#: 2229812130 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2022 02:56 PM Pg: 1 of 3  
  
Dec ID 20220901653700  
ST/CO Stamp 0-501-141-840  
City Stamp 1-972-515-152

After recording, mail to, and  
Mail Subsequent Tax Bills to:  
110 Investments LLC  
23532 S. Scheer Road  
Frankfort IL 60423

## QUIT CLAIM DEED

Statutory (Illinois)

THE GRANTOR, **FAMILY FIRST PROPERTY VENTURES LLC**, a Nevada limited liability company, of P.O. Box 27740, Las Vegas, NV 89126, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and QUIT CLAIM** unto **110 INVESTMENTS LLC**, an Illinois limited liability company, GRANTEE, of 14147 Garavogue Ave., Orland Park, IL 60467, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOT 13 AND THE EAST 1/2 OF LOT 14 IN H. O. HORTONS SUBDIVISION OF THE SOUTH 1/2 OF LOT 58 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 232 W. 110<sup>th</sup> Place, Chicago, IL 60628  
PIN: 25-16-424-030-0000

Subject to: General Real Estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**UNOFFICIAL COPY**DATED this 29 day of September, 2022.**FAMILY FIRST PROPERTY VENTURES LLC,**  
a Nevada limited liability companyBy: Rafael Martinez  
**Rafael Martinez, Manager**By: Margarita Martinez  
**Margarita Martinez, Manager**STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that RAFAEL MARTINEZ and MARGARITA MARTINEZ, the Managers of Family First Property Ventures LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and of the free and voluntary act of the Company, 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 29 day of September, 2022.
Kelly A. Duvall  
 NOTARY PUBLIC

 Exempt under Real Estate Transfer Tax Law  
 35 ILCS 200/31-45 sub paragraph E.

 x Rafael Martinez Date: 9/30/22  
 Agent for Grantor

**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

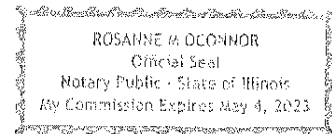
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Sept 30, 2022

x Rafael Martinez  
Signature

Rafael Martinez  
Print Name



Subscribed and sworn to before me this 30 of Sept, 2022

Rosanne M. O'Connor  
Notary Public

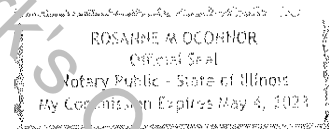
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Sept 30, 2022

x Sean P. Casey  
Signature

Sean P Casey  
Print Name



Subscribed and sworn to before me this 30 of Sept, 2022

Rosanne M. O'Connor  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.