



\*2236215025\*

Doc# 2236215025 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/28/2022 03:58 PM PG: 1 OF 5

**This Instrument Prepared by:**

Kashkeesh, Ltd.

Sami Kashkeesh  
9501 W. 144<sup>th</sup> Pl., Suite 303,  
Orland Park, Illinois 60462

**After Recording Return to:**

Kashkeesh, Ltd.  
9501 W. 144<sup>th</sup> Pl., Suite 303,  
Orland Park, Illinois 60462

(For Recorder's Use Only)

**QUITCLAIM DEED**

Brett M. Ballweber and Annetta Ballweber, whose address is 13612 South Kickapoo Trail, Homer Glen, Illinois 60491 ([collectively,] the "**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, CONVEYS and QUITCLAIMS to BALLWEBER HOLDINGS, LLC, an Illinois Limited Liability Company, whose address is 13612 South Kickapoo Trail, Homer Glen, Illinois 60491 ("**Grantee**"), that certain real property being more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"). Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

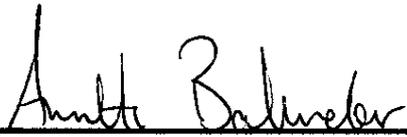
[SIGNATURE PAGE FOLLOWS]

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the 8th day of November, 2022.

**GRANTOR:**

  
\_\_\_\_\_  
Brett M. Ballweber

  
\_\_\_\_\_  
Annetta Ballweber

Exempt Under Provision of Real Estate Transfer Act, 35 ILCS

200/31-45(e) sub. Par. e and Cook County Prd. 93-0-27 par. 4

Date: 11/9/22

Signature: Annetta Ballweber

**MAIL TAX BILLS TO:**

BALLWEBER HOLDINGS, LLC  
13612 S. Kickapoo Trail,  
Homer Glen, Illinois 60491

**RETURN TO:**

Kashkeesh, Ltd.  
9501 West 144<sup>th</sup> Place, Suite 303  
Orland Park, Illinois 60462

REAL ESTATE TRANSFER TAX		27-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

19-18-409-049-0000 | 20221201619110 | 0-223-903-056

\* Total does not include any applicable penalty or interest due.

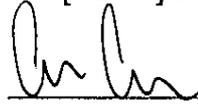
REAL ESTATE TRANSFER TAX		27-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

19-18-409-049-0000 | 20221201619110 | 1-659-927-888

# UNOFFICIAL COPY

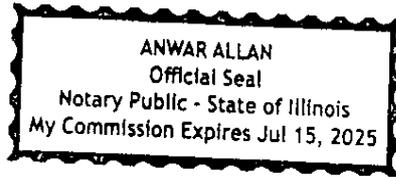
STATE OF ILLINOIS    )  
  )  
COUNTY OF WILL     )

The foregoing instrument was acknowledged before me this November 8th, 2022 by Brett M. Ballweber and Annetta Ballweber, who appeared before me this day in person and acknowledged that [he/she] signed and delivered the said instrument as [his/her] own free and voluntary act, for the uses and purposes therein set forth.

  
\_\_\_\_\_

Notary Public

My commission expires: July 15, 2025



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

Of premises commonly known as 6000 South Nashville Avenue, Chicago, Illinois 60638

LOT 1 AND THE NORTH 1/4 OF LOT 2 IN BLOCK 9 IN FREDERICK H. BARTLETT'S 63RD STREET INDUSTRIAL DISTRICT IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Estate Address: 6000 South Nashville Avenue, Chicago, Illinois 60638

Real Estate Tax Parcel Numbers: 19-18-409-049-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

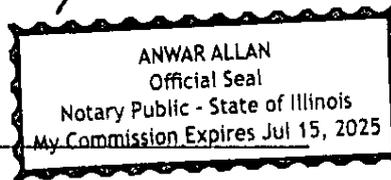
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 11/9/22

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said GRANTOR  
dated 11-9-2022

Notary Public [Signature]



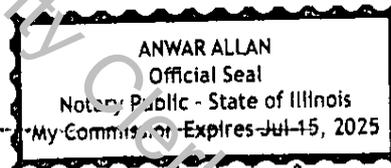
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 11/9/22

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said GRANTEE  
dated 11-9-2022

Notary Public [Signature]



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.