

UNOFFICIAL COPY



2301857012D

Return To:
110 Investments LLC
14147 Garavogue Ave.
Orland Park, IL 60467

Doc# 2301857012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2023 11:32 AM PG: 1 OF 5

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
110 Investments LLC
14147 Garavogue Ave.
Orland Park, IL 60467

Order #: TCEL-239736-IL

This space for recording information only

QUITCLAIM DEED

Tax Exempt under (e) Section 31-45, Property Tax Code

Rafael Mart
Family First Property Ventures LLC

1/12/23
Date

GRANTOR,

Family First Property Ventures LLC
23532 S. Scheer Rd.
Frankfort, IL 60423

and Stats Property LLC
2014 N Wood Street
Chicago, IL 60614

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00)-and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,

110 Investments LLC
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:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 20-19-412-011-0000
Property Address: 6825 South Wood Street, Chicago, IL 60636

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Preparer has examined no underlying title documentation regarding this deed

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Family First Property Ventures, LLC

By: Rafael Martz

Name/Title MANAGING MEMBER

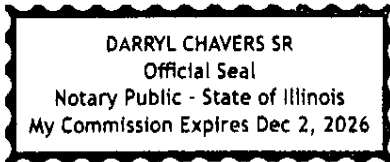
STATE OF (ILLINOIS)


COUNTY OF WILL

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 1-18-2023 by Rafael Martz, who is the MANAGING MEMBER of Family First Property Ventures LLC who are personally known to me or have produced driver's license as identification and who signed this instrument willingly.

[Signature]
Notary Public



My commission expires: 12-2-2026



REAL ESTATE TRANSFER TAX		17-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-19-412-011-0000 | 20230101633623 | 1-397-042-000

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

REAL ESTATE TRANSFER TAX		17-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-19-412-011-0000 | 20230101633623 | 1-123-560-272

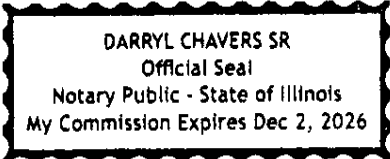
UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Stats Property LLC
By: [Signature]
Name/Title Owner

STATE OF Illinois
COUNTY OF Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 1-12, 2023, by SEAN CASEY, who is the/a owner of Stats Property LLC who are personally known to me or have produced DRIVER'S LICENSE as identification and who signed this instrument willingly.



[Signature]
Notary Public
My commission expires: 12-2-2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Property of Cook County Clerk's Office

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

Lot 38 in Block 9 in E.O. Lanphere's Addition to Englewood, a Subdivision of Blocks 1 to 15 and the north 1/2 of Block 16 of Sea's Subdivision of the east 1/2 of the southeast 1/4 of Section 19, Township 38 north, range 14 east of the third principal meridian, according to the plat thereof recorded September 17, 1888 as Document number 1005072, in Cook County, Illinois.

Property of Cook County Clerk's Office

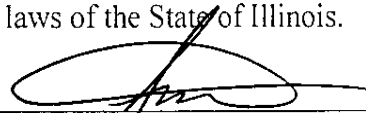
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE
AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

Date: 1-17, 2023

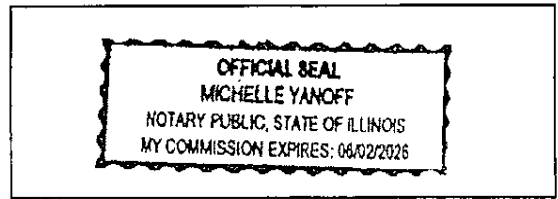
Signature: 
Grantor or Agent

GRANTOR NOTARY SECTION

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

AFFIX NOTARY STAMP BELOW


Subscribed and sworn to before me
by the said _____
this 12 day of Jan, 2023
Notary Public Michelle Jacob



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 and hold title to real estate under the laws of the State of Illinois.

Date: 1-12-23

Signature: 
Grantor or Agent

GRANTEE NOTARY SECTION

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

AFFIX NOTARY STAMP BELOW

Subscribed and sworn to before me
by the said _____
this 12 day of Jan, 2023
Notary Public Michelle Jacob

