

UNOFFICIAL COPY

STC 129096 ^{2/3} WC

QUIT-CLAIM DEED



Doc# 2304157014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2023 10:49 AM PG: 1 OF 4

The Grantor, **Springview SFR Owner LLC., a Delaware limited liability**, for the consideration of **TEN DOLLARS (\$10.00)** and other considerations exchanged, convey, grant, bargain, confirm and quit claim to **SpringView Investments II IL II LLC, a Delaware limited liability company**, of 1448 East 26th St., Brooklyn, NY 11210, all rights, title and interest in the following described Real Estate, situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State:

Lot 88 In J. E. Merrion's Country Club Hills Sixth Addition, a Subdivision of part of the West 3/4 of the Northwest 1/4 of Section 26, Township 36 North Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 16749 Sunset Ridge Drive, Country Club Hills, IL 60478

P.I.N.: 28-26-104-001-0000

NOTE:

THE PREPARER OF THIS INSTRUMENT WAS NOT FURNISHED WITH AN ABSTRACT OF TITLE OR TITLE INSURANCE POLICY ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

REAL ESTATE TRANSFER TAX 07-Feb-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

28-26-104-001-0000 | 20230201644347 | 0-795-006-800



CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP

16749 Sunset Ridge
1-31-23 CW

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

UNOFFICIAL COPY

This transaction is exempt from taxation pursuant to Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45

Dated January 26th, 2023

9/

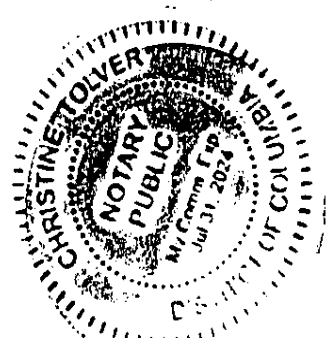
Springview SFR Owner LLC.. a Delaware Limited Liability Company

BY: Harold Willig
Harold Willig, Authorized Signatory

Signed and executed this 26th day of January, 2023.

Springview SFR Owner LLC.. a Delaware Limited Liability Company

BY: Harold Willig
Harold Willig, Authorized Signatory



STATE OF District of Columbia
COUNTY OF Washington

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that, Harold Willig, personally known to me to be the same person whose name is subscribed to 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 26 day of January, 2023.

[Signature]

Notary Public

UNOFFICIAL COPY

Document prepared by:

Attorney Mark Berardi, 14919 Founders Crossing, Homer Glen, IL 60491

Grantees' Address:

SpringView Investments II IL II LLC, 1448 East 26th St., Brooklyn, NY 11210

Send tax bill to:

SpringView Investments II IL II LLC, 1448 East 26th St., Brooklyn, NY 11210

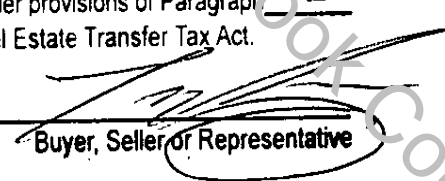
Record and Return to:

SpringView Investments II IL II LLC, 1448 East 26th St., Brooklyn, NY 11210

EXEMPT under provisions of Paragraph 0E
Section 4, Real Estate Transfer Tax Act.

2/7/23

Date



Buyer, Seller or Representative

Property of COE
Cook County Clerk's Office

UNOFFICIAL COPY

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.

DATED: 1 31 2023

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:

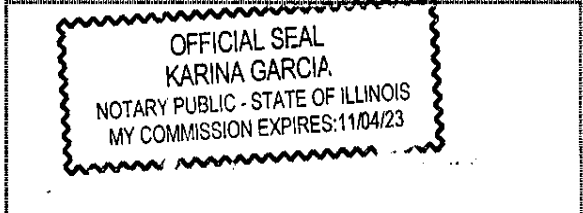
Karina Garcia

By the said (Name of Grantor): MARIE BERARDI

On this date of: 1 31 2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



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.

DATED: 1 31 2023

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:

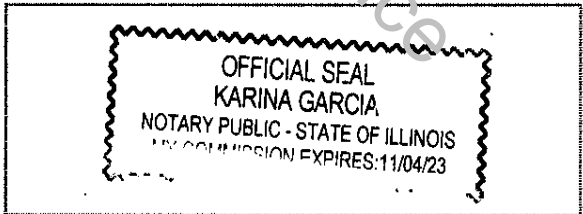
Karina Garcia

By the said (Name of Grantee): Marie Berardi

On this date of: 1 31 2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)