

# UNOFFICIAL COPY

Doc#: 2313040020 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/10/2023 09:31 AM Pg: 1 of 3

Dec ID 20230501612263

**Quit Claim Deed**  
Individual to LLC

ILLINOIS

*Above space for recorder's use only.*

**THE GRANTORS, JOSEPH AND MARY CAPOTOSTO**, husband and wife, of the Village of Hawthorn Woods, County of Lake, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto the **GRANTEE, JOMAR HOLDING, LLC**, an Illinois limited liability company 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, with an address of 90 E. Marquardt Drive, Wheeling, Illinois 60090, all interest in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

LOT 2 IN K-G RESUBDIVISION OF LOT 20 IN WHEELING CENTER FOR INDUSTRY UNIT 2, AND LOTS 23, 24, AND 25 IN WHEELING CENTER FOR INDUSTRY UNIT 3, ALL BEING IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To Have and to Hold, the above granted premises unto the Said Grantee forever.


SUBJECT TO: General real estate taxes for 2022 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.


Permanent Real Estate Index Number: 03-14-406-027 and 03-14-406-028

Address of Real Estate: 90 E. Marquardt Drive, Wheeling, IL 60090

The date of this deed of conveyance is May 3, 2023.

  
JOSEPH CAPOTOSTO

  
MARY CAPOTOSTO

  
Real Estate Transfer Approved  
Initials: JW Date: 5/8/23  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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State of Illinois )  
County of )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOSEPH CAPOTOSTO and MAY CAPOTOSTO** are 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal May 3, 2023.



(My Commission Expires 12/28/2025)

Carol J Kregel  
Notary Public

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH e.

DATE

5/3/23

SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by: Joseph Hudetz Kelleher + Holland, LLC 102 S. Wynstone Park Dr. North Barrington, IL 60010	Send subsequent tax bills to: Jomar Holding, LLC 90 E. Marquardt Drive Wheeling, IL 60090	Recorder-mail recorded document to: Joseph Hudetz Kelleher + Holland, LLC 102 S. Wynstone Park Dr. North Barrington, IL 60010
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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.

DATED: 05 | 03 | 2023

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

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

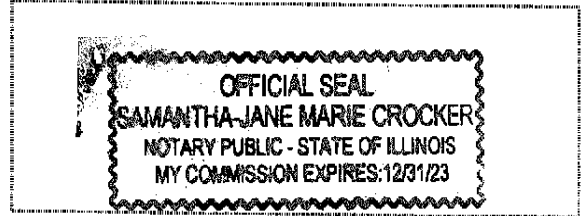
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Joseph & Mary Capotosto

On this date of: 05 | 03 | 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: 05 | 03 | 2023

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

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

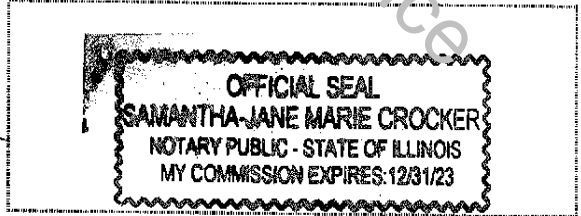
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Jomar Holdings, LLC

On this date of: 05 | 03 | 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)**)