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Quit Claim Deed
Statutory (ILLINOIS)

Doc# 2317715008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/26/2023 11:19 AM PG: 1 OF 3

This document was prepared by and
when recorded return to:

Douglas M. Ellis, Esq.
Neal, Gerber & Eisenberg LLP
Two N. LaSalle St., Ste. 1700
Chicago, Illinois 60602

1L2300374 1 of 2

Permanent Index Number:
24-28-401-029-0000

(The Above Space for Recorders Use Only)

Address of Real Estate:
12340 S. Cicero Ave, Alsip, IL 60803

THE GRANTOR, M & B MOTEL MANAGEMENT LLC, an Illinois limited liability company, whose business address is 12340 S Cicero Ave Alsip IL 60803, as an act in the winding up of its business and affairs, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to 12400 S. CICERO AVE LLC, an Illinois limited liability company, whose business address is 12400 S. Cicero Avenue, Alsip, IL 60803, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF THE EAST 530 FEET OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES (EXCEPTING THE EAST 60 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SOUTH 11 ACRES; THENCE WEST ALONG THE NORTH LINE OF SAID 11 ACRES, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE 470.00 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 99.62 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTH 11 ACRES A DISTANCE OF 279.46 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 30°00'00" TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 70.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 11 ACRES A DISTANCE OF 130.00 FEET TO THE WESTERLY LINE OF CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE 64.62 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EAST 530 FEET OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES (EXCEPTING THAT EAST 60 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL

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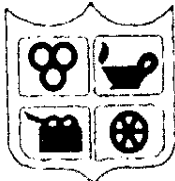
MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SOUTH 11 ACRES; THENCE WEST ALONG THE NORTH LINE OF SAID 11 ACRES, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE 470 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28, A DISTANCE OF 34.62 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTH 11 ACRES A DISTANCE OF 470 FEET TO THE WEST LINE OF CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE 34.62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 24-28-401-029-0000

Address of Real Estate: 12340 S. Cicero Ave, Alsip, IL 60803

[SIGNATURE PAGE FOLLOWS]

Real Estate Transfer Tax



Amount: \$100.00



Date: 06-21-23

Initials: JP

Number: 154

Village of Alsip

2023

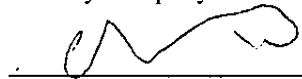
REAL ESTATE TRANSFER TAX		26-Jun-2023
	COUNTY:	2.50
	ILLINOIS:	5.00
	TOTAL:	7.50
24-28-401-029-0000 20230601639193 0-861-408-976		

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DATED this 20 day of June, 2023.

GRANTOR:

M & B Motel Management LLC, an Illinois limited liability company



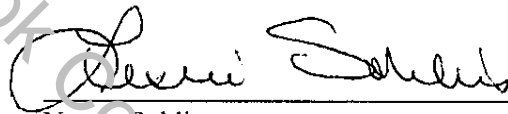
By: Mohammad Allahrankha
Its: Manager

AKA Mohammad Allahrankha,
AKA Mohammad I. Allahrankha

STATE OF ILLINOIS)
COUNTY OF De Waege)

On June 20, 2023 before me, a notary public in and for County and State aforesaid, personally appeared Mohammad Allahrankha, known to me or properly identified to be the Manager of M & B Motel Management LLC, an Illinois limited liability company, and to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same sole beneficiary as aforesaid and as his free and voluntary act for the uses and purposes therein set forth.

AKA Mohammad I. Allahrankha
WITNESS my hand and official seal


Notary Public
My commission expires: 6/2/25



SEND SUBSEQUENT TAX BILLS TO:
12400 S. Cicero Ave LLC
12400 S. Cicero Avenue
Alsip, IL 60803