UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Nugent Properties, LLC-Series 2 6837 Swan Lane Schererville, IN 46375



Doc# 2324934028 Fee \$88,00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/06/2023 10:55 AM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

1000 M THE GRANTOR Nugent Properties, LLC-Series 2 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to Jim Nugent, a married man, of 26048 S. Linden Avenue, Monee, IL 60449, all interest in the lowing described real estate situated in the County of Cook, in the State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 29-19-409-015-0000 & 29-19-409-057-0000

Property Address: 16451 S. Winchester, Markham, IL 60428

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions ard restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of conveyance.

Dated this 14 day of July, 2023.

n Nugent

Owner and Manager

Nugent Properties, LLC-Series 2

se si MVI Michelle Nugent

Owner and Manager

Nugent Properties, LLC-Series 2

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS :
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT <u>Jim Nugent</u> and <u>Michelle Nugent</u> of <u>Nugent Properties</u>, <u>LLC-Series 2</u> 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14 day of July, 2023.



Notary Public

THIS INSTRUMENT PREPARED BY City Lake Law, LLC Phillip D. Lee, Esq. 170 West Washington Street, Suite 300 Chicago, Illinois 60602

MAIL TO:

Jim Nugent 26048 S. Linden Avenue Monee, IL 60449

Pate 08.24.2023

Date 08.24.2023

SEND SUBSEQUENT TAX BILLS TO:

Jim Nugent 26048 S. Linden Avenue Monee, IL 60449

29.19.409. W.S. 0000

CITY OF MARKHAM

Real Estate Transfer Stamps

Date 08.29.2023

\$ 0766

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EXHIBIT A LEGAL DESCRIPTION

LOT 15, LOT 16 AND THE NORTH ½ OF LOT 17 IN BLOCK 6 IN CROISSANT PARK MARKHAM SECOND ADDITION, A RESUBDIVISION OF ALL OF BLOCKS 1, 2 AND 3, LOTS 1 TO 13 INCLUSIVE, LOTS 28 AND 29, LOTS 33 TO 39 INCLUSIVE, LOTS 43 TO 47 INCLUSIVE, IN BLOCK 4, LOTS 15 TO 34 INCLUSIVE IN BLOCK 5, ALL OF BLOCKS 6 AND 7, LOTS 25 TO 29 INCLUSIVE IN BLOCK 8 IN COLUMBIA ADDITION TO HARVEY, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph Real Estate Transfer Tax Act.

9. Jate
Ox County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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

DATE: 9/5/3-3

SIGNATURE:

GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE

NOTARY PUBLIC:

HEBER FARIAS Official Seal Notary Public - State of Illinois My Commission Expires Nov 24, 2025

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BESCOP HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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

DATE.

SIGNATURE:

GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC

HEBER FARIAS
Official Seal
Notary Public - State of Illinois
Ny Commission Expires Nov 24, 2025

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TOTAL:
TOTAL:
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REAL ESTATE TRANSFER TAX

29-19-409-015-0000