

UNOFFICIAL COPY

Doc#. 2327140132 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2023 11:32 AM Pg: 1 of 4

Dec ID 20230801606296
ST/CO Stamp 0-024-200-144

WARRANTY DEED

THE GRANTOR(S), West Coast Trans Alliance, LLC, of 320 Pine Ave., Suite 400, Long Beach, CA 90802 for and in consideration of the sum of ONE and 00/100 Dollar, (\$1.00), and other goods and valuable consideration in hand paid, **WARRANTS to Skye Blue Properties, LLC - 116 E Brittany Dr. LLC, of 116 E Brittany Dr., Arlington Heights, IL 60004**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 12 (EXCEPT THE EASTERLY 16.50 FEET THEREOF) IN CAROLINE HIGHLANDS UNIT NO. 1, BEING A SUBDIVISION OF THE EAST 780 FEET OF THE NORTH 19 ACRES OF THE SOUTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1997 AS DOCUMENT NUMBER 17075582, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record, and for general taxes for tax year 2022 and subsequent years.

TO HAVE AND TO HOLD said premises a forever.

Permanent Index Number(s): 03-08-307-008-0000

Commonly Known As: 116 E Brittany Dr., Arlington Heights, IL 60004

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GRANTOR SIGNATURES:

X _____
Jose Almandariz, Member

X _____
Brian Larroza, Member

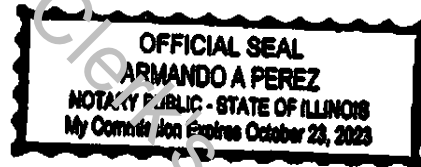
X _____
Shammar Nair, Member

STATE OF IL)
COUNTY OF DuPage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jose Almandariz** is personally know to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 5th day of May, 2023

Notary



STATE OF IL)
COUNTY OF DuPage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Brian Larroza** is personally know to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 5th day of May, 2023

Notary



STATE OF IL **UNOFFICIAL COPY**

COUNTY OF DuPage)
) SS.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Shanmar Nair** is personally know to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 5th day of May, 2023

[Signature]
Notary



MAIL TO AFTER RECORDING:

Skye Blue Properties, LLC - 116 E Brittany Dr. LLC
116 E Brittany Dr.,
Arlington Heights, IL 60004

MAIL TAX BILLS TO:

Skye Blue Properties, LLC - 116 E Brittany Dr. LLC
116 E Brittany Dr.,
Arlington Heights, IL 60004

PREPARER OF QUIT CLAIM DEED:

Jimmy Vachachira, Esq
834 E Rand Rd., Suite 3,
Mount Prospect, IL 60056

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

5/5/23 [Signature]
Date Buyer, Seller or Representative

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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: 09 | 21 | 2023

SIGNATURE: [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:

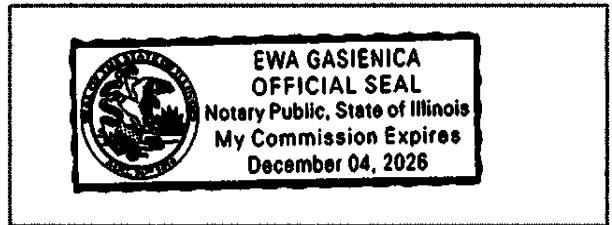
EWA GASIENICA

By the said (Name of Grantor): JIMMY VACHACHIKIA

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 22 | 2023

NOTARY SIGNATURE: [Signature]



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: 09 | 22 | 2023

SIGNATURE: [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:

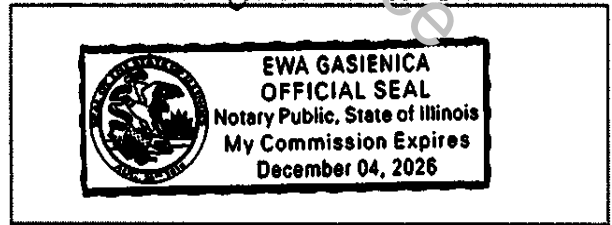
EWA GASIENICA

By the said (Name of Grantee): JIMMY VACHACHIKIA

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 22 | 2023

NOTARY SIGNATURE: [Signature]



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)**)