

# UNOFFICIAL COPY



## QUIT CLAIM DEED

The GRANTOR, **Dynasty Funding, LLC**, a Nebraska Limited Liability Company, of the City of Omaha, County of Douglas, and State of Nebraska for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to the GRANTEE, **Silvia Faviola Hernandez Ortiz & Juan Hernandez Hernandez**, of the city of Robbins, County Of Cook, and State of Illinois, interest in the following described real estate:

Doc# 2329222040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/19/2023 12:28 PM PG: 1 OF 3

THE NORTH 1/2 OF LOT 38 AND ALL OF LOT 39 IN BLOCK 2 IN LINCOLN MANOR 4<sup>TH</sup> ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, NORTH OF THE MIDLOTHIAN TURNPIKE, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

**PIN: 28-03-210-063-0000**

Commonly Known As: 13625 S Keystone Ave Robbins, IL 60472

Subject to: (1) Covenants, conditions, restrictions and easements apparent or of record;  
(2) All applicable zoning laws and ordinances.

Dated this 26<sup>th</sup> Day of September, 2023.



**VILLAGE OF ROBBINS**

**Real Estate Transfer Stamp**

Date: October 3, 2023  
1855

\$100.00

Situs Cultivation, LLC, a Nebraska Limited Liability Company

*Nicholas Robbins*  
Nicholas Robbins, Managing Member

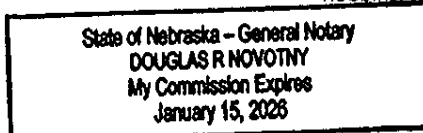
STATE OF NEBRASKA ) I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY  
                                  )SS CERTIFY that Nicholas Robbins, Managing Member of Situs Cultivation, LLC, a Nebraska  
COUNTY OF DOUGLAS ) Limited Liability Company, personally known to me to be the same person whose name  
  is subscribed to the foregoing instrument, appeared before me on this day in person and  
acknowledged that he signed, sealed, and delivered the said instrument on behalf of said Limited Liability Company as the free  
and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and seal this 26<sup>th</sup> day of September, 2023

*[Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Nic Robbins 402-739-4480  
Dynasty Funding, LLC  
18025 Oak Street, Ste B  
Omaha, NE 68130

Send Tax Bill to and Return to:  
Silvia Faviola Hernandez Ortiz  
13631 S Keystone Ave  
Robbins, IL 60472



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REAL ESTATE TRANSFER TAX

19-Oct-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-03-210-063-0000

| 20231001641358 | 0-436-296-656

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 113 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

Withheld from Public Access  
 Under Public Access Act  
 625 ILCS 120/0.02  
 12/1/2023

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation of 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 title to real estate under the laws of the State of Illinois.

Dated: 9-26-2023

[Signature]  
Grantor or Agent

Subscribed and sworn to before me this 26<sup>th</sup> day of September, 2023

[Signature]  
Notary Public



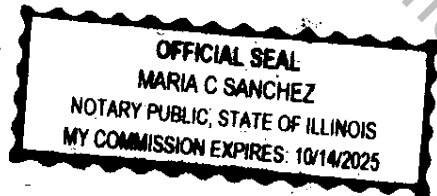
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation of foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 10/04/23

[Signature]  
Grantee or Agent

Subscribed and sworn to before me this \_\_\_\_\_ day of October 4, 2023

[Signature]  
Notary Public



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.