

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2329633025 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/23/2023 09:22 AM Pg: 1 of 3

Dec ID 20231001653781  
ST/CO Stamp 0-694-066-128  
City Stamp 1-679-072-208

THE GRANTORS, *Kendra Jean Green and Jacob James Green, wife and husband, of the City of Dyer, County of Lake, State of Indiana*, for and in consideration of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to Greenhouse Capital LLC – 1876 N. Oakley LLC, an Illinois Limited Liability Company, the following described Real Estate situated in the County of Cook, State of Illinois:

That part of Lots 67, 68, 69, 70 and 71 in Block 5 in Pierce's Addition to Holstein in the West 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian described as follows:

Commencing at the Southeast Corner of said Lot 71; thence North 47 Degrees 40 Minutes 47 Seconds West, a distance of 132.74 feet to the point of beginning; thence North 47 Degrees 40 Minutes 47 Seconds West, a distance of 8.35 feet to the Northwest Corner of said Lot 67; thence North 41 Degrees 53 Minutes 58 Seconds East, along the Northwest line of said Lot 68, a distance of 100.50 feet to the Northwest Corner of said Lot 68; thence South 47 Degrees 39 Minutes 50 Seconds East, a distance of 33.00 feet to a point; thence South 57 Degrees 20 Minutes 36 Seconds West, a distance of 18.31 feet to a point; thence South 57 Degrees 15 Minutes 43 Seconds West; along the center line of Partywall, a distance of 53.46 feet to a point; thence South 52 Degrees 07 Minutes 19 Seconds West, a distance of 31.61 feet to the point of beginning, in Cook County, Illinois.

COMMONLY KNOWN AS: 1876 North Oakley Avenue, Chicago, Illinois 60647

PIN: 14-31-300-068-0000

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes not yet due.

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Dated this 27<sup>th</sup> day of September, 2023

Kendra Jean Green  
Kendra Jean Green

Jacob James Green  
Jacob James Green

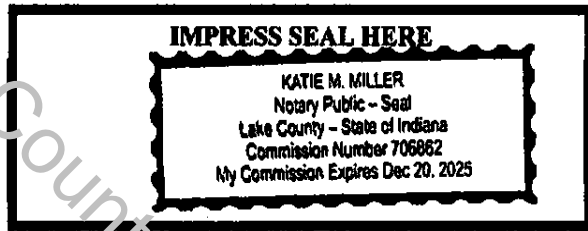
STATE OF ILLINOIS )  
INDIANA ) SS.  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kendra Jean Green and Jacob James Green, 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.

Given under my hand and notarial seal this 27 day of September, 2023.

Katie M. Miller

Notary Public  
My commission expires on 12/20/2025



**NAME AND ADDRESS OF PREPARER:**

Junilla Sledziewski  
Kershner Sledziewski Law, LLC  
200 N. LaSalle St., Suite 1550  
Chicago, IL 60601

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.  
Date: 9/27/2023  
Signature of Buyer, Seller or Representative

Mail to:  
Greenhouse Capital LLC - 1876 N. Oakley LLC  
186 Primrose Dr.  
Dyer, IN 46311

Name and Address of Taxpayer:  
Greenhouse Capital LLC - 1876 N. Oakley LLC  
186 Primrose Dr.  
Dyer, IN 46311

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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: 9 | 27 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

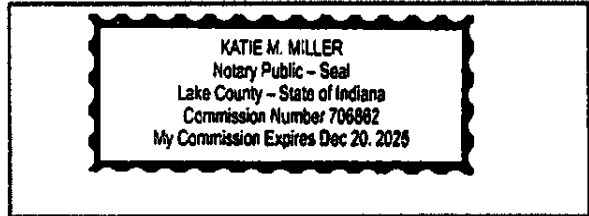
Subscribed and sworn to before me, Name of Notary Public: Katie M. Miller

By the said (Name of Grantor): Jacob Green

On this date of: 09 | 27 | 2023

NOTARY SIGNATURE: [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: 9 | 27 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

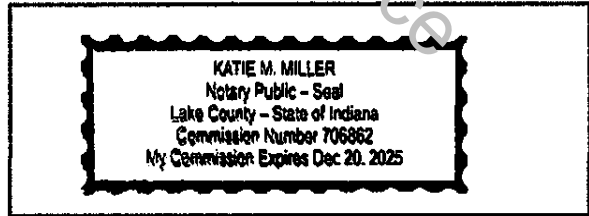
Subscribed and sworn to before me, Name of Notary Public: Katie M. Miller

By the said (Name of Grantee): Greenhouse Capital LLC - 1876 N. Oakley LLC

On this date of: 09 | 27 | 2023

NOTARY SIGNATURE: [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))