

# UNOFFICIAL COPY



\*2336357032D\*

## QUIT CLAIM DEED

Statutory (ILLINOIS)

Doc# 2336357032 Fee \$88.00

This Indenture made this

14<sup>TH</sup> day of  
December,  
2023

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2023 03:57 PM PG: 1 OF 3

**Invalot Holdings LLC, an Illinois Limited Liability Company**

party of the first part, and

**Chicago Assets, LLC, an Illinois Limited Liability Company**

party of the second part

Grantee's Address: **1507 East 53rd Street, STE. 193, Chicago, IL 60615**

**WITNESSETH**, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receive whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof

subject to: taxes not yet due and payable, general restrictions as they appear of record.

Permanent Real Estate Index No.: **28-12-438-039-0000**

Property Address: **15018 South Western Avenue, Harvey, IL 60426**

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise Appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

The 14<sup>TH</sup> day of December, 2023.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its

MANISING MEMBER ANANIAS GRANGIA the day and year first above written.

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Invalot Holdings LLC

BY: *Ananias Granger*

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Ananias Granger, personally appeared before me and acknowledged himself/herself as the Manager of Invalot Holdings LLC and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 14<sup>th</sup> day of December, 2023.



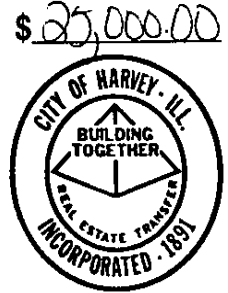
My Commission expires on Sept. 28, 2026  
*Michelle M. Skoglund*  
Notary Public

REAL ESTATE TRANSFER TAX  
28-12-438-039-0000  
29-Dec-2023  
COUNTY: 12.50  
ILLINOIS: 25.00  
TOTAL: 37.50  
| 20231201602821 | 0-488-805-744

**This Instrument Was Prepared By:**  
Skalnik Legal Services  
1018 West Madison Street, Suite 2A  
Chicago, IL 60607

**Chicago Asset LLC**  
1507 East 53<sup>rd</sup> Street, STE 193  
MAIL TO: Chicago, IL 60615

**Chicago Asset LLC**  
1507 East 53<sup>rd</sup> Street, STE 193  
SEND TAX BILLS TO: Chicago, IL 60615



**No. 22489**

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## EXHIBIT "A"

**LOT 8 (EXCEPT THE NORTH 20 FEET), ALL OF LOT 9, AND THE NORTH 10 FEET OF LOT 10 IN CALUMET VISTA, A SUBDIVISION IN THE EAST 1/2 OF SOUTHEAST 1/4, SOUTH OF THE INDIGENOUS BOUNDARY LINE AND IN SECTION 12 TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

Property of Cook County Clerk's Office