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Doc#: 2402433454 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 03:41 PM Pg: 1 of 4

WARRANTY DEED LLC TO LLC

Dec ID 20231201695638

MAIL TO:

Spina McGuire & Okal, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707

THE GRANTOR, Quinto Sol, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, of the City of Berwyn, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Neo-Genesis Prop. LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, of 7310 W. North Avenue, Elmwood Park, IL 60707, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

COMMONLY KNOWN AS: 7310 W. North Avenue, Elmwood Park, IL 60707

PERMANENT INDEX NUMBERS: 12-36-429-036-0000

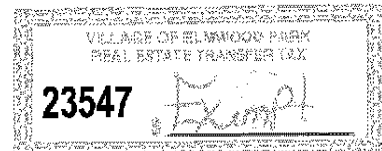
SUBJECT TO: SEE ATTACHED PERMITTED EXCEPTIONS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 31 day of December, 2022.

Quinto Sol, LLC

By: Eduardo Castaneda
Eduardo Castaneda, its Manager



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LEGAL DESCRIPTION

THE EAST 75 FEET OF LOT 6 IN BLOCK 27 IN MILLS AND SONS GREEN FIELDS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ AND OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 7310 W. North Avenue, Elmwood Park, IL 60707

PERMANENT INDEX NUMBER: 12-36-429-036-0000

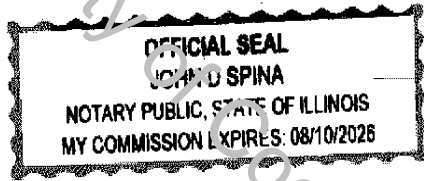
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Eduardo Castaneda, manager of Quinto Sol, LLC, appeared before me this day in person and acknowledged that as said manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said Quinto Sol, LLC as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 31 day of December, 2022.



[Handwritten Signature]

(SEAL)

This document prepared by:

John D. Spina
Spina McGuire & Okal, P.C.
7610 West North Avenue
Elmwood Park, IL 60707

Send future tax bills to:

Genesis Prop. LLC
3011 S. MAPLE AVE
BERWYN, IL 60402

Exempt under the provisions of Section e of Para.31-45, Illinois Property Tax Code.

12/31/22
Date

[Handwritten Signature]

Grantor, Grantee or Representative

UNOFFICIAL COPY

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: 12 | 31 | 20 22

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: _____

NANCY M. OKAL

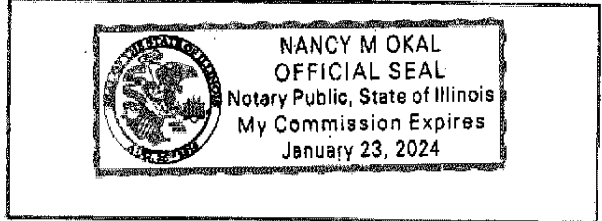
By the said (Name of Grantor): DIVINIO SOL, LLC BY: EDUARDO CASTAÑEDA, MANAGER

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 31 | 20 22

NOTARY SIGNATURE: _____

[Handwritten 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: 12 | 31 | 20 22

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: _____

NANCY M. OKAL

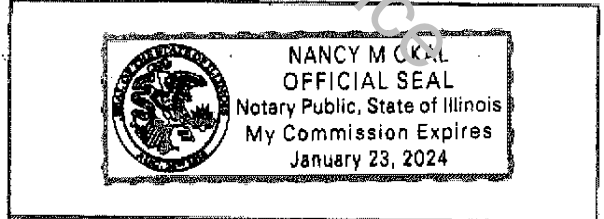
By the said (Name of Grantee): NEO-GENESIS PCIP, LLC BY: EDUARDO CASTAÑEDA, MANAGER

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 31 | 20 22

NOTARY SIGNATURE: _____

[Handwritten 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)**