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WARRANTY DEED LLC TO LLC Doc#. 2402433454 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/24/2024 03:41 PM Pg: 1 of 4

Dec ID 20231201695638

MAIL TO:

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

THE GRANGER, Quinto Sol, LLC, an Illinois Limited Liability Company created and existing under and by virtes 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 bereby 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 1310 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, Flarwood 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

Eduardo Castaneda, its Manager

23547

2402433454 Page: 2 of 4

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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

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 hard and official seal this 31 day of December OFFICIAL SEAL (SEAL) LOWER SPINA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION L'XPIRES: 08/10/2026

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 Frop. LLC 3011 S. MAPLEM AVENUE BERWYN, 11 61402

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

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. 3/ ,20 22	SIGNATURE:
	CRAITOR & AGENT
RANTOR NOTARY (E) TION: The below section is to be	s completed by the NOTARY who witnesses the GRANTOR signature.
Subscribed and Caran to before me, Name of N	Notary Public: NANCY M. OKAC
By the said (Name of Granton): (DI'ARDO CASTAN	EDA, MANAGEK AFFIX NOTARY STAMP BELOW
On this date of: 12 3 (120-22)	NANCY M OKAL OFFICIAL SEAL Notary Public, State of Illinois
NUTART SIGNATURE:	My Commission Expires January 23, 2024
RANTEE SECTION	
	hat the name of the GRANTEE shown on the deed or assignment
	ust are us us or are GLANTIFE SHOWILD IN THE GOOD IS SESTIMBLE
beneficial interest (ABI) in a land trust is either a na	
	atural person, ar Illinois corporation or foreign corporation
thorized to do business or acquire and hold title to	atural person, ar Illinois corporation or foreign corporation real estate in Illino's a partnership authorized to do business or
nthorized to do business or acquire and hold title to a equire and hold title to real estate in Illinois or other a	etural person, ar Illinois corporation or foreign corporation real estate in Illino's 3 partnership authorized to do business or entity recognized as 2 person and authorized to do business or
thorized to do business or acquire and hold title to a quire and hold title to real estate in Illinois or other a quire and hold title to real estate under the laws of t	etural person, an Illinois corporation or foreign corporation real estate in Illinois is partnership authorized to do business or entity recognized as the person and authorized to do business or the State of Illinois.
thorized to do business or acquire and hold title to a quire and hold title to real estate in Illingis or other a quire and hold title to real estate under the laws of a	etural person, an Illinois corporation or foreign corporation real estate in Illinois is partnership authorized to do business or entity recognized as a person and authorized to do business or the State of Illinois. SIGNATURE:
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exthorized to do business or acquire and hold title to require and hold title to real estate in illingis or other exquire and hold title to real estate under the laws of the DATED: 1 3 20 2 2 RANTEE NOTARY SECTION: The below section is to be Subscribed and sworn to before me, Name of Name of Name of Name of Subscribed and sworn to before me, Name of Name of Name of Subscribed and sworn to before me, Name of Na	etural person, an Illinois corporation or foreign corporation real estate in Illinois. 3 partnership authorized to do business or entity recognized as a person and authorized to do business or the State of Illinois. SIGNATURE: GRANTEE OF REEN COA MANAGER AFFIX NOTARY STAMP BELOW
cuthorized to do business or acquire and hold title to require and hold title to real estate in Illinois or other exquire and hold title to real estate under the laws of the DATED: 12 3 20 22 2 3 20 22 3 20 26 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	etural person, an Illinois corporation or foreign corporation real estate in Illinois is partnership authorized to do business or entity recognized as a person and authorized to do business or the State of Illinois. SIGNATURE: GRANTEE O(AGEN) completed by the NOTARY who witnesses the (R WITEE signature. ptary Public: LUC BY: AFFIX NOTARY SYPMF 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)

rev. on 10.17.2016