

370
1 DEED

UNOFFICIAL COPY

Doc#: 2404741056 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2024 10:53 AM Pg: 1 of 5

WHEN RECORDED:

HEAVENLY 3 RE INVESTOR, LLC
11309 MOLLYKNOLL AVENUE
WHITTIER, CA 90604

Dec ID 20240201633087
ST/CO Stamp 1-842-659-888
City Stamp 0-768-918-064

Mail tax bills to:

HEAVENLY 3 RE INVESTOR, LLC
11309 MOLLYKNOLL AVENUE
WHITTIER, CA 90604

QUITCLAIM DEED, made this 13th day of NOVEMBER, 2023

CLS SOLUTIONS LLC, A NEVADA LIMITED LIABILITY COMPANY OF 8465 W SAHARA AVE, STE 111, LAS VEGAS, NV 89117 ("Grantor") for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration received, does hereby remise, release and quitclaim unto

HEAVENLY 3 RE INVESTOR, LLC ("Grantee"), whose mailing address is: 11309 MOLLYKNOLL AVENUE WHITTIER, CA 90604, the following described premises, County of Cook, State of Illinois, described as follows:

Permanent Index Number: 16-22-406-002-0000
Common Address: 4083 W 16TH STREET, Chicago, IL, 60623

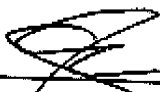
LEGAL DESCRIPTION:

LOT 9 IN BLOCK 2 IN REYELS AND LOEFFLER'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTEE shall have and hold such premises subject only to the following: liens and encumbrances of record; general real estate taxes due and payable and subsequent taxes; building lines and easements of record;

IN WITNESS WHEREOF, this 13th day of NOVEMBER, 2023,

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR.



CLS SOLUTIONS LLC
BY JUSTIN SABO, SOLE MEMBER

STATE OF ILLINOIS COUNTY OF COOK
THIS TRANSFER EXEMPT ACCORDING TO
35 ILCS 200/ 31 - 45 PARAGRAPH E
ILLINOIS REAL ESTATE TRANSFER ACT



SELLER, BUYER, OR AGENT

2/8/24
DATE

UNOFFICIAL COPY

State of Nevada)

County of Clark) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JUSTIN SABO, SOLE MEMBER OF CLS SOLUTIONS LLC

Personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 13th day of NOVEMBER, 2023__

Ethanol

Notary Public
09/29/2027

Commission expires



PREPARED BY
JUSTIN SABO/CLS SOLUTIONS LLC
8465 W SAHARA AVE, STE 111
LAS VEGAS, NV 89117

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that to the best of his 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 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 title to real estate under the laws of the state of Illinois.

Dated: NOVEMBER 13, 2023

Signature _____

JUSTIN SABO

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th DAY OF NOVEMBER, 2023

NOTARY _____

Ethan Klingler



SEAL

The grantee or his agent affirms that to the best of his 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 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 title to real estate under the laws of the state of Illinois.

Dated November 13th, 2023

Signature _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th DAY OF November, 2023

NOTARY _____

Ethan Klingler



SEAL

Note: 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 misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

14-Feb-2024



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00

16-22-406-002-0000 | 20240201633087 | 0-768-918-064

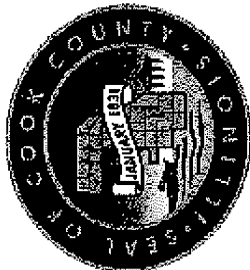
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

14-Feb-2024



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

16-22-406-002-0000

20240201633087

1-842-659-888

Property of Cook County Clerk's Office