

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory
(Illinois)

Mail to:

Tenax Law

1300 Iroquois Ave., Suite 125

Naperville, Illinois 60563

Name & address of taxpayer:

Basha Real Estate Development Co.
(BREDCO)

13113 W. Beaver Lake Dr.

Homer Glen, IL 60491

LTS-1027991 #2 of 2

Doc#: 2406711201 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 4

Doc ID 20240201639397

ST/Co Stamp 1-570-992-688 ST Tax \$0.00 CO Tax \$0.00

THE GRANTORS Marys Lane, LLC, a Limited Liability Company formed under the laws of the state of Illinois, of Antioch, IL 60002, and Basha Real Estate Development Co. (BREDCO), a Corporation formed under the laws of the state of Illinois, of Homer Glen, IL 60491, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND QUIT CLAIMS to Basha Real Estate Development Co. (BREDCO), a Corporation formed under the laws of the state of Illinois, of Homer Glen, IL 60491, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal description attached hereto as Exhibit "A" made a part hereof as though fully set forth.

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 in fee simple forever.

Permanent index number(s): 31-24-438-019-0000

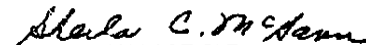
Property address: 114 Larue Street, Park Forest, IL 60466

DATED this 23rd day of February, 2024.


Michael Okoye, Authorized Agent
Marys Lane, LLC


Vincent Pennavaria, Authorized Agent
Basha Real Estate Development Co. (BREDCO)

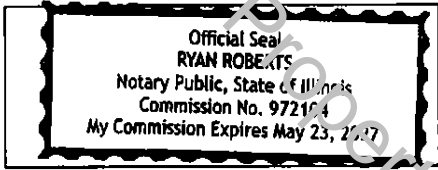
EXEMPTION APPROVED


VILLAGE CLERK
VILLAGE OF PARK FOREST

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QUIT CLAIM DEED
Statutory
(Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Okoye, Authorized Agent of Marys Lane, LLC and Vincent Pennavaria, Authorized Agent of Basha Real Estate Development Co. (BREDCO)



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 the persons acknowledged that the persons 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 23rd day of February, 2024.

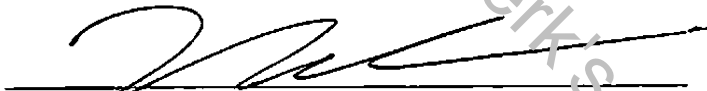
Commission expires May 23, 2027




Notary Public

COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, 35 ILCS 200/31-45, PROPERTY TAX CODE

DATE: 2/23/24
Buyer, Seller, or Representative:



Michael Okoye, Authorized Agent of Marys Lane, LLC
420 Orchard St., Antioch, IL 60002





Vincent Pennavaria, Authorized Agent of
Basha Real Estate Development Co. (BREDCO)
13113 W. Beaver Lake Dr., Homer Glen, IL 60491

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Tenax Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		27-Feb-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
31-24-438-019-0000		20240201639397 1-570-992-688

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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 and hold title to real estate under the laws of the State of Illinois.

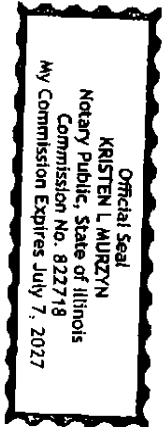
Date: 2/23/24

Signature: [Handwritten Signature]
Grantor

Grantor

Subscribed and Sworn before me on 2/23/24 (date)

[Handwritten Signature]
Notary Public



The Grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

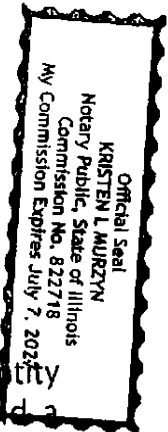
Date: 2/23/24

Signature: [Handwritten Signature]
Grantee

Grantee

Subscribed and Sworn before me on 2/23/24 (date)

[Handwritten Signature]
Notary Public



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 a Class A misdemeanor for subsequent offenses.

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LOT 16 IN BLOCK 7 IN LINCOLNWOOD SUBDIVISION, BEING A PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 7, 1957 AS DOCUMENT 16978902 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 7, 1957 AS DOCUMENT LR 1752498, IN COOK COUNTY, ILLINOIS.

PIN: 31-24-438-019-0000

Property of Cook County Clerk's Office