

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Carter Legal Group P.C.
225 W Washington St
Ste 1130
Chicago, IL 60606

NAME & ADDRESS OF TAXPAYER:

Engals Investments 2, LLC
111 Coleman Blvd
Ste 400
Mount Pleasant, SC 29464



2412109010

Doc# 2412109010 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/30/2024 12:43 PM

PAGE: 1 OF 3

THE GRANTORS Munitax Fund, LLC

of Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

Engals Investments 2, LLC

of the of Mount Pleasant, South Carolina all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

THAT PART OF LOT "A" IN CHICAGO AND WESTERN INDIANA RAILROAD COMPANY'S SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID LOT "A" (SAID SOUTH LINE BEING THE NORTH LINE OF WEST 87TH STREET) AT A POINT 434.00 FEET EAST FROM THE EAST LINE OF PARNELL AVENUE (WALLACE STREET AS LAID DOWN IN THE PLATT OF SISSONS AND NEWMAN'S SUBDIVISION OF SOUTH ENGLEWOOD) AND RUNNING, THENCE NORTH ALONG A STRAIGHT LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT "A" A DISTANCE OF 270.00 FEET TO A POINT; THENCE EAST ALONG A STRAIGHT LINE PARALLEL WITH SAID SOUTH LINE OF LOT "A" A DISTANCE 252.17 FEET TO A POINT, THEN SOUTHEASTERWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 296.39 FEET TO A POINT ON THE SOUTH LINE OF LOT "A" AFORESAID, WHICH IS 808.43 FEET EAST FROM THE EAST LINE OF SAID PARNELL AVENUE, AND THENCE WEST ALONG THE SOUTH LINE OF LOT "A" (SAID SOUTH LINE BEING THE NORTH LINE OF WEST 87TH STREET) A DISTANCE OF 374.43 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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 the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 20-33-305-027-0000

Property Address: 416 W. 87th St., Chicago, IL 60620

Dated this 27 day of March, 2024

(Seal)

(Seal)

James P. Meeks
Manager of Munitax Fund, LLC

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STATE OF SOUTH CAROLINA)
) SS.
COUNTY OF CHARLESTON)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT 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 acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 27 day of March, 2024

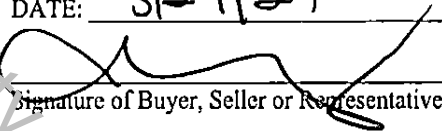
Notary Public
My commission expires on May 5, 2027




If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Carter Legal Group, P.C.
225 W Washington St
Ste 1130
Chicago, IL 60606



EXEMPT UNDER PROVISIONS OF PARAGRAPH
5 SECTION 31-45, PROPERTY TAX CODE.

DATE: 3/27/24

Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

REAL ESTATE TRANSFER TAX		26-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-33-305-027-0000 | 20240401686925 | 0-701-925-680
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-33-305-027-0000 | 20240401686925 | 1-966-352-688

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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: 4 | 26 | 20 24

SIGNATURE: Jamie [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:

Addy Montenegro

By the said (Name of Grantor): Munitax Fund, LLC

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 26 | 20 24

NOTARY SIGNATURE: [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: 4 | 26 | 20 24

SIGNATURE: Jamie [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:

Addy Montenegro

By the said (Name of Grantee): Engals Investments 2, LLC

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 26 | 20 24

NOTARY SIGNATURE: [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)**