UNOFFICIAL CO

OUIT CLAIM DEED (Corporation to Corporation)

THIS AGREEMENT, made this 25 May , 2024, between Cascade Funding Mortgage Trust HB2, a corporation created and existing under and by virtue of the laws of the State of ______, and duly authorized to transact business in the State of Illinois, party of the first part, and

Doc#, 2415814388 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/6/2024 11:33 AM Pg: 1 of 4

Dec ID 20240501616936

ST/Co Stamp 1-814-269-232 ST Tax \$0.00 CO Tax \$0.00

HB2 Alternative Holdings	LLC, 14405	Walters Rd.,	Suite 200,	Houston,	TX 77014
				0.0	

(Name and Address of Grantee)

party of the second part, WITNESSFTH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM all of the following described real estate, situated in w. County of Cook and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION ATTACHED

Property Identification Number:

15-09-219-005-0009

Address(es) of Real Estate 231 32ND AVENUE, BELL vOOD, IL 60104-1217

IN WITNESS WHEREOF, said party of the first part I as caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its fillows and attest d by its **HMM** fixethe day and year first above written.

> Cascade Funding Mortgage Trust HB2, by PHH Mortgage Corporation, dba PHH Mortgage Services, as Attorney-ir.-Fart

Exempt under provision of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

Buyer, Seiler or Representative

(Name of Corporation)

TAWANA MAXWELL, AUTH SIGNED

STATE OF COUNTY OF

HARRIS

KAREN MAPLES I,

, a Notary Public in and for the said County,

in the State aforesaid, DO HEREBY CERTIFY that TAWANA MAXWELL

ersonally known to be of Cascade Funding Mortgage Trust HB2, by PHH Mortgage Corporation, ha PHH Mortgage Services, as Attorney-in-Fact, and personally known to me to be the same Notary Public, State of Texas Herson whose name is subscribed to the foregoing instrument, appeared before me this day in person nd signed and delivered the said instrument and caused the corporate seal of the aforesaid prporation to be affixed thereto, pursuant to authority given by the of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Comm. Expires 05-01-2025 Notary iD 129408023

KAREN MAPLES

28 Given under my hand and official seal, this day of 05/01/2025 Commission expires

This instrument was prepared by KESSLER & KEIRNAN, P.C., 3255 N. Arlington Heights Road, Suite 501, Arlington Heights, IL 60004

2415814388 Page: 2 of 4

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 17 IN SUNRISE'S BUILDER'S INCORPORATED RESUBDIVISION OF LOTS 1 TO 22 BOTH INCLUSIVE LOTS 25, 26, 27, 32, 33, 34 AND 35 TOGETHER WITH THE EAST AND WEST VACATED ALLEY LYING SOUTH OF LOTS 5 AND 18 AND LYING NORTH OF LOTS 6 TO 17 INCLUSIVE EXCEPT THE WEST 110.0 FEET OF LOTS 32 AND 33 AND 34 AND 35 AND ALSO EXCEPT THAT PART OF LOTS 1, 2, 3, 4, 5 AND THE VACATED ALLEY SOUTH OF SAID LOT 5 LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, 62.20 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 1; THENCE SOUTH 560.0 FEET TO A POINT WHICH IS 62.60 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTHWESTERLY TO THE NORTH EAST CORNER OF AFORESAID LOT 6 A'_SO THAT PART VACATED 32ND AVENUE LYING SOUTH OF A LINE PARALLEL WITH AND 253.0 FEET SOUTH OF THE SOUTH LINE OF GRANT AVENUE AND NORTH OF A LINE PARALLEL WITH AND 534.77 FEET SOUTH OF THE SOUTH LINE OF GRANT AVENUE AND NORTH OF A LINE PARALLEL WITH AND 534.77 FEET SOUTH OF THE SOUTH LINE OF GRANT AVENUE ALL IN HENRY ULRICH'S ADDITION TO BELLWOOD BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 NORTH OF ST CHARLES ROAD AND WEST OF AND ADJOINING 20 ACRES SUBDIVISION BY JACOB GLOS IN SECTION 2. TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLIN'DIS.

231 32ND Avenue Bellwood, IL 60104-1217



Mail to:

Send Subsequent Tax Bills To:

Kessler & Keirnan, P.C.

HB2 Alternative Holdings, LLC

3255 N. Arlington Heights Rd., Ste. 501

C/o PHH Mortgage Services.

Arlington Heights, IL 60004

14405 Walters Rd., Ste. 200

Houston, TX 77014

2415814388 Page: 3 of 4

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

05-Јил-2024





0.00 COUNTY: 0.00 ILLINOIS: TOTAL: 0.00

15-09-219-006-0000

20240501616936 | 1-814-269-232

Property of Cook County Clark's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
GRANTOR OR AGENT:
Sanature
Print Name
Subscribed and sworn to before risithis of,,
OFFICIAL SEAL DANA MARIE GORSKI NOTARY PUBLIC, STATE OF ILLINOIS TAY COMMISSION EXPIRES MARCH 10, 2026
The grantee or their agent affirms and verifies that the same 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.
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
GRANTEE OR AGENT:
OH Walk Signature
GRANTEE OR AGENT: OH Walk Signature Cristal Walke Print Name
Subscribed and sworn to before me this of
Notary Public OFFICIAL SEAL DANA MARIE GORSKI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES MARCH 10, 2026
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 A 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.]