

175-1028679 # 2 of 4

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory
(Illinois)

Mail to:

Lakeland Title Services

Mail to: 1300 Iroquois Ave., Ste 100
Tenax Law Naperville, IL 60563
1300 Iroquois Ave., Suite 125
Naperville, Illinois 60563

Doc#: 2416924083 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/17/2024 11:13 AM Pg: 1 of 4

Dec ID 20240501606475

ST/Co Stamp 1-272-788-272 ST Tax \$0.00 CO Tax \$0.00

Name & address of taxpayer:
Innovation Business Services, Inc.
1771 Churchill Ln.
Glendale Heights, IL 60139

THE GRANTORS Marys Lane, LLC, a Limited Liability Company formed under the laws of the state of Illinois, of Antioch, IL 60002, and Innovation Business Services, Inc., a Corporation formed under the laws of the state of Illinois, of Glendale Heights, IL 60139, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND QUIT CLAIMS to Innovation Business Services, Inc., a Corporation formed under the laws of the state of Illinois, of Glendale Heights, IL 60139, 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.

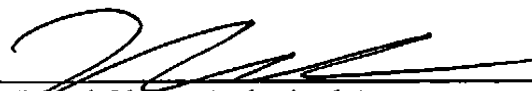
Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

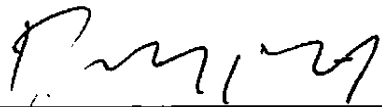
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

Permanent index number(s): 15-04-121-032-0000

Property address: 1620 North 34th Avenue, Melrose Park, IL 60160

DATED this 17th day of May, 2024.


Michael Okoye, Authorized Agent
Marys Lane, LLC


Dharmendra Patel, President
Innovation Business Services, Inc.

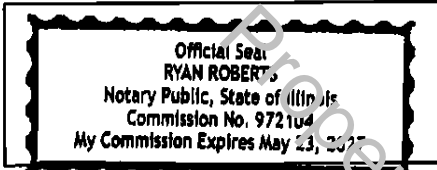
EXEMPT
VILLAGE OF MELROSE PARK
Ordinance No. 687
1620 N 34th Ave
Address of Property
N.A. 5-17-24
Approved Date

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory
(Illinois)

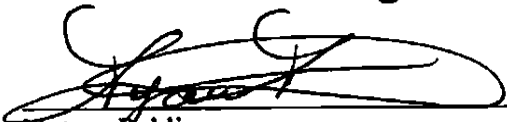
State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Okoye, Authorized Agent of Marys Lane, LLC and Dharmendra Patel, President of Innovation Business Services, Inc.



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 17th day of May, 2024.

Commission expires May 23, 2025

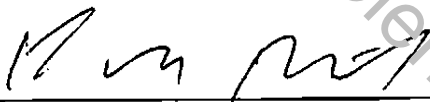


Notary Public

COUNTY- ILLINOIS TRANSFER STAMPS

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

DATE: 5/17/24
Buyer, Seller, or
Representative:



Dharmendra Patel, President
Innovation Business Services, Inc.
1771 Churchill Ln., Glendale Heights, IL 60139

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

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

| REAL ESTATE TRANSFER TAX | | 30-May-2024 |
|--------------------------|--|--------------------------------|
| COUNTY: | | 0.00 |
| ILLINOIS: | | 0.00 |
| TOTAL: | | 0.00 |
| 15-04-121-032-0000 | | 20240501606475 1-272-788-272 |

UNOFFICIAL COPY

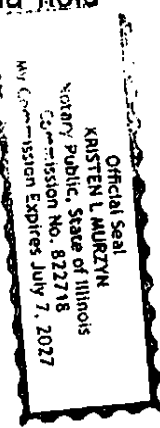
STATEMENT BY GRANTOR AND GRANTEE

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

Date: 5/17/24

Signature: [Handwritten Signature]
Grantor

Grantor



Subscribed and Sworn before me on 5/17/24 (date)

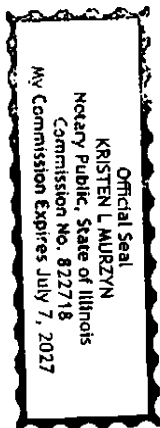
[Handwritten Signature]
Notary Public

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: 5/17/24

Signature: [Handwritten Signature]
Grantee

Grantee



Subscribed and Sworn before me on 5/17/24 (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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THE SOUTH 1/2 OF LOT 3 IN BLOCK 2 IN HENRY SOFFEL'S SECOND ADDITION TO MELROSE PARK IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office