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QUIT CLAIM DEED

Corporation to Individual



1616866

This agreement, made this 9th day of JUNE, 2016, between A.B. MANAGEMENT AND REMODELING, INC. a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and ANDRZEJ BUKOVSKI

Doc#: 1616650104 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2016 01:37 PM Pg: 1 of 4

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND QUIT-CLAIM unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:


See attached legal description.

Property Address: 6544 SOUTH HERMITAGE AVE, CHICAGO, IL 60636
Permanent Index No.: 20-19-220-034-0000



SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2015 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

REAL ESTATE TRANSFER TAX		13-Jun-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-19-220-034-0000 20160601616947 1-906-877-760		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Jun-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-19-220-034-0000 20160601616947 1-572-775-232		

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A.B. MANAGEMENT AND REMODELING, INC.

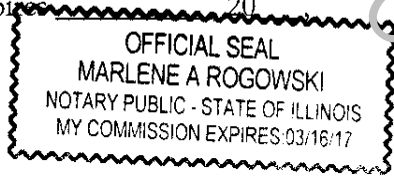
By Andrzej Bukowski (SEAL)
ANDRZEJ BUKOWSKI, President

State of Illinois)
County of COOK) ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDRZEJ BUKOWSKI, personally known to me to be the President of A.B. MANAGEMENT AND REMODELING, INC. a Illinois Corporation, and known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President, he signed, sealed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of JUNE, 2016

Commission expires 20 Marlene A. Rogowski
NOTARY PUBLIC



This instrument prepared by: Andrzej Bukowski 6544 S. Hermitage Ave, Chicago, IL 60636

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

ANDRZEJ BUKOWSKI
~~6544 S. Hermitage Ave.~~
~~Chicago, IL 60636~~

ANDRZEJ BUKOWSKI
~~6544 S. Hermitage Ave.~~
~~Chicago, IL 60636~~

1306 COVE DR.
PROSPECT HTS., IL 60070

1306 COVE DR.
PROSPECT HTS., IL 60070

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.

Date _____ Buyer, Seller or Representative _____

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Legal Description

Property Tax Identification Number: **20-19-220-034-0000**

Property Address: **6544 S Hermitage Ave, Chicago, IL 60636**

LOT 18 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 15 FEET OF LOT 19 IN BLOCK 36 IN DREXEL PARK, BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 6 | 9 | 2016

SIGNATURE: *Andrzej Bukowski*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

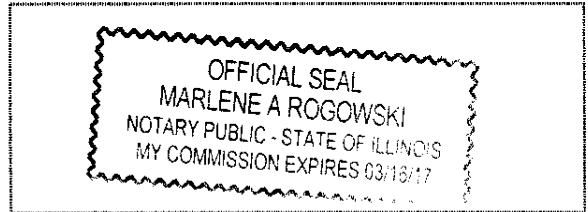
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): ANDRZEJ BUKOWSKI

On this date of: 6 | 9 | 2016

NOTARY SIGNATURE: *Marlene A Rogowski*

AFFIX NOTARY STAMP BELOW



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

DATED: 6 | 9 | 2016

SIGNATURE: *Andrzej Bukowski*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

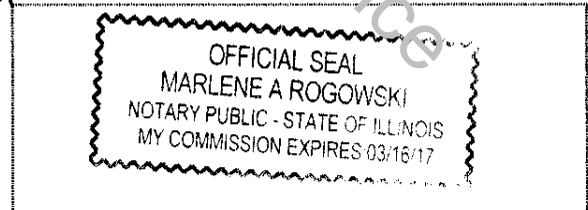
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): ANDRZEJ BUKOWSKI

On this date of: 6 | 9 | 2016

NOTARY SIGNATURE: *Marlene A Rogowski*

AFFIX NOTARY STAMP BELOW



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)