

# UNOFFICIAL COPY

Doc#: 1805106085 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/20/2018 11:03 AM Pg: 1 of 5

Dec ID 20180201602231  
ST/CO Stamp 1-745-287-200

QUITCLAIM DEED | 710105IL/RWL

**GRANTOR**, BORTAK, INC., an Illinois corporation (herein, "Grantor"), whose address is 672 Carriageway Dr., Buffalo Grove, IL 60089, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, ROBERT ABRAMS and KATIE ABRAMS, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 672 Carriageway Dr., Buffalo Grove, IL 60089, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 740 S Dennis Rd. Wheeling, IL 60090

Permanent Index Number: 03-10-203-058-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(F) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100


To have and to hold said premises forever.

Dated this 21<sup>st</sup> day of January, 2018.

**MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC**  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

~~When recorded return to:  
ROBERT ABRAMS  
KATIE ABRAMS  
672 CARRIAGEWAY DR.  
BUFFALO GROVE, IL 60089~~

**Send subsequent tax bills to:**  
ROBERT ABRAMS  
KATIE ABRAMS  
672 CARRIAGEWAY DR.  
BUFFALO GROVE, IL 60089

  
**Real Estate Transfer Approval**  
Initials: RB Date: 2/13/18  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

**This instrument prepared by:**  
LEILA L. HALE, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

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## GRANTOR

BORTAK, INC., an Illinois corporation

By: [Signature]  
Printed Name: Robert Abrams  
Title: President

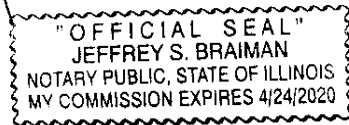
STATE OF Illinois

COUNTY OF Cook

This instrument was acknowledged before me on 1/24/18, by Robert Abrams as President of BORTAK, INC., an Illinois corporation.

[Affix Notary Seal]

Notary signature: [Signature]  
Printed name: JEFFREY S. BRAIMAN  
My commission expires: \_\_\_\_\_



Property of Cook County Clerk's Office

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**GRANTOR**

BORTAK, INC., an Illinois corporation

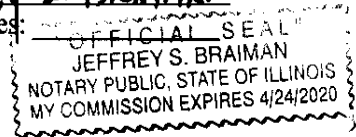
By: Katie Abrams  
Printed Name: Katie Abrams  
Title: Secretary

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 1/24/18, by Katie Abrams as Secretary of BORTAK, INC., an Illinois corporation.

[Affix Notary Seal]

Notary signature: Jeffrey S. Braiman  
Printed name: JEFFREY S. BRAIMAN  
My commission expires: \_\_\_\_\_



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Jeffrey S. Braiman Attn 1/24/18  
Signature of Buyer/Seller/Representative Date

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

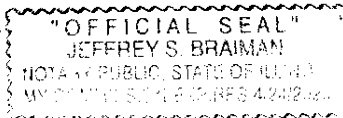
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

Dated: 1/24/18

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said KARL ABRAMS this 24th day of JAN., 2018.

Notary Public [Signature]



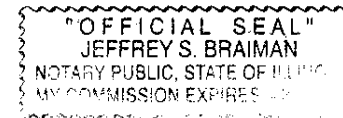
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

Dated: 1/24/18

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said KARL ABRAMS this 24th day of JAN., 2018.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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## EXHIBIT A

[Legal Description]

LOT 31 IN BLOCK 10 IN DUNHURST SUBDIVISION UNIT NO 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY 06-16-1955 AS DOCUMENT LR 1602023, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties of the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*