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This Instrument Prepared by:

Chris Schuering
Goehl, Schuering & Cassens, LLP
506 Vermont Street
Quincy, IL 62301

After Recording Return to:

JAB Enterprises
59 N. Magnolia Way
Denver, CO 80230



Doc# 2024110006 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 09:05 AM PG: 1 OF 5

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A 00124600
Call me


Property of Cook County Clerk's Office

(For Recorder's Use Only)

QUITCLAIM DEED



The Grantors, James A. Banks, an unmarried man, whose address is 59 N. Magnolia Way, Denver, Colorado, 80230, and Angie Winkler, an unmarried woman, whose address is 4108 NW 64th Pl., Kansas City, Missouri, 64151 (collectively, the "**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, CONVEYS and QUITCLAIMS to JAB Enterprises, a Colorado limited liability company, whose address is 59 N. Magnolia Way, Denver, Colorado, 80230, (the "**Grantee**"), that certain real property being more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		26-Aug-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

11-31-315-045-1001 | 20200801675971 | 0-346-163-680

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

REAL ESTATE TRANSFER TAX		26-Aug-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

11-31-315-045-1001 | 20200801675971 | 0-483-477-984

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STATE OF MISSOURI)
) SS
COUNTY OF Platte)

The foregoing instrument was acknowledged before me this 13th day of August, 2020, by Angie Winkler who appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Brandi M Severson



Notary Public

My commission expires: 10.06.2023

[NOTARY SEAL OR STAMP]

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

8/13/20

[Signature]

Date

Buyer, Seller or Representative

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EXHIBIT A

Unit Number 6442-E0 in the Fairfax Condominium as delineated on the survey of the following described real estate:

Lots 117, 118 and 119 in the Arthur Avenue Subdivision of 26 acres in the Southwest $\frac{1}{4}$ of Section 31, Township 41 North, Range 14, East of the Third Principal, according to the plat thereof recorded January 4, 1922 as Document 7366967, in Cook County, Illinois which survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded as Document No. 0430827027 in the Recorder's Office of Cook County, Illinois, together with its undivided percentage interest in the common elements, as amended from time to time.

Real Estate Address: 6442 North Leavitt #E0, Chicago, IL 60645

Real Estate Tax Parcel Numbers: 11-31-315-045-1001

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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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

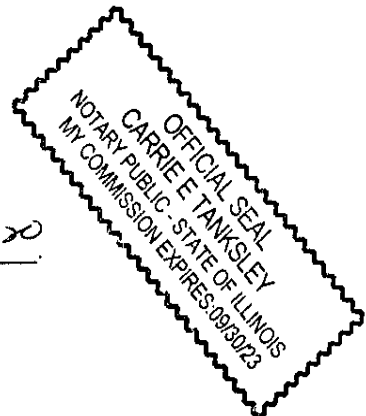
Dated: 8/26, 2020

[Signature]
Signature
Patrice Connolly

Print Name

Subscribed and sworn to before me this 26 of AUGUST, 2020

[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.

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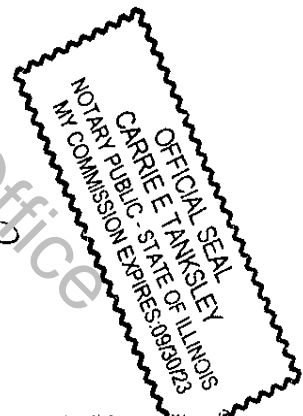
Dated: 8/26, 2020

[Signature]
Signature

Patrice Connolly
Print Name

Subscribed and sworn to before me this 26 of AUGUST, 2020

[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 of a Class A misdemeanor for subsequent offenses.

Attach to deed or AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.