

UNOFFICIAL COPY

Doc#: 2026207195 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/18/2020 11:02 AM Pg: 1 of 3

**PREPARED BY AND
WHEN RECORDED RETURN TO:**

Kugler Law, Ltd.
Attn: Justin B. Kugler
6160 North Cicero Avenue, Suite 308
Chicago, Illinois 60646

Dec ID 20200701641952
ST/CO Stamp 1-484-865-248

MAIL TAX BILL TO:

STRATA Trust Company, as Custodian
FBO Chad Robert IRA 201633136
PO Box 23149
Waco, Texas 76702

QUIT CLAIM DEED

THE GRANTOR, AMERICAN ESTATE AND TRUST FBO CHAD ROBERT IRA, of the City of Las Vegas, County of Clark, State of Nevada, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Conveys and Quit Claims to the Grantee, CHAD ROBERT, of the City of Phoenix, County of Maricopa, State of Arizona, INDIVIDUALLY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1:

LOT 6 (EXCEPT THE NORTH 8 FEET) AND THE NORTH 24 FEET OF LOT 7 IN BLOCK 2 IN SIBLEY COTTAGE GROVE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOT 12 IN BERNHARD ENGEL'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD) AND THE SOUTHEAST 1/4 (EXCEPT THE SOUTHWEST 1/4) OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 10 FEET OF VACATED ALLEY EAST OF AND ADJOINING PARCEL 1, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 29-11-301-028-0000

COMMONLY KNOWN AS: 15111 Cottage Grove Avenue, Dolton, Illinois 60419

This transaction is exempt under the provisions of paragraph (e) of the Property Tax Code, 35 ILCS 200/31-45.

THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD.

As per 3 as apt 7/21/20

Dated this 17 day of June, 2020.

VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No. 23263
ADDRESS 15111 Cottage Gr.
ISSUE 7-21-20 EXPIRES 8-21-20
AMT 50.00
TYPE Quit Claim
VILLAGE COMPTROLLER

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AMERICAN ESTATE AND TRUST FBO CHAD ROBERT IRA

By:

Brent Hayashida
Signature

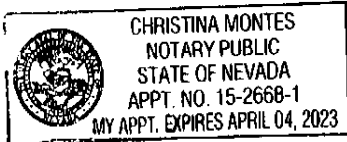
Brent Hayashida
Print

Trust officer
Its

STATE OF NEVADA)
COUNTY OF Clark) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brent Hayashida, Trust officer of AMERICAN ESTATE AND TRUST FBO CHAD ROBERT IRA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal, this 17 day of June, 2020.



[Signature]
NOTARY PUBLIC

Property of Clark 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: 7 | 31 | 20 20

SIGNATURE: _____

[Handwritten Signature]
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: _____

[Handwritten Signature]
Robert A. Chickerillo

By the said (Name of Grantor): _____

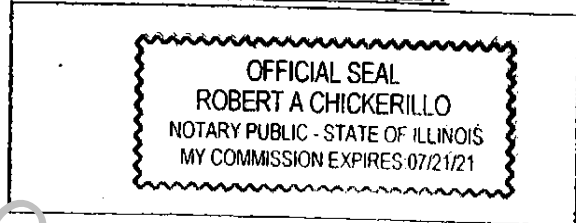
[Handwritten Signature]

On this date of: 7 | 31 | 20 20

NOTARY SIGNATURE: _____

[Handwritten Signature]
Robert A. Chickerillo

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: 7 | 31 | 20 20

SIGNATURE: _____

[Handwritten Signature]
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: _____

[Handwritten Signature]
Robert A. Chickerillo

By the said (Name of Grantee): _____

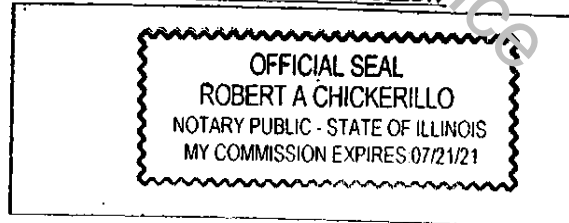
[Handwritten Signature]

On this date of: 7 | 31 | 20 20

NOTARY SIGNATURE: _____

[Handwritten Signature]
Robert A. Chickerillo

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)