

mai 1 to:
Loop Clerking Service Inc
77 W Washington St Ste 111
Chicago IL 60602
312-508-5565

UNOFFICIAL COPY

QUITCLAIM DEED

Prepared By:
Pinnacle Real Estate Rentals Group LLC
301 Shady Lane
Downers Grove, IL 60515



Doc# 2026908082 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2020 11:13 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

WITNESSETH, that the Grantor,
Everest Real Estate INC., an Illinois
Corporation created and existing under and
by virtue of the Laws of the State of Illinois,
for the consideration of Ten & no/100
(\$10.00) and other good & Valuable
consideration, in hand paid, does Hereby
remise, release and quitclaim unto **Pinnacle
Real Estate Rentals Group LLC**, an Illinois
Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois, having its
principal office at the following address: **301 Shady Lane, Downers Grove, IL 60515**, all right, title, interest, and
claim in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit.

SEE ATTACHED LEGAL

P.I.N.: 07-30-300-006-1005
Property Address: 1317 Kingsbury Drive, Unit 2, Hanover Park, IL 60103

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 5 SECTION 4-214 OF THE REAL ESTATE
TRANSFER ACT.

Date: 01/06/2020

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 6th day of
JAN 2018, 2020

Rahul Vishal - President of Everest Real Estate Inc.

STATE OF ILLNOIS,

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that
Rahul Vishal is personally known to me to be the same person(s) whose name(s) are subscribed to the
forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered
the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release
waiver of the right of homestead.

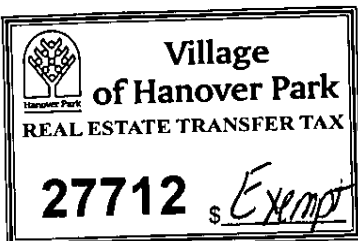
Given under my hand and official seal this 6th day of January 2018, 2020

Notary Public Cynthia Villacorta



My Commission Expires: Nov 27, 2021

Mail subsequent tax bills to: Pinnacle Real Estate Rentals Group LLC
301 Shady Lane, Downers Grove, IL 60515



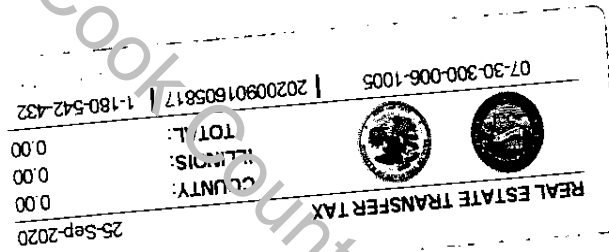
UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 2 IN BUILDING 26 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOT 4 OF HANOVER HIGHLANDS UNIT NO. 10 A SUBDIVISION OF SECTION 30, TOWNSHIP 41 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2213331 AND AMENDED AS DOCUMENT NO. 22144088 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

Commonly known as 1317 KINGSBURY DRIVE, UNIT 2, HANOVER PARK, IL 60103

Property Index No. 07-30-300-006-1005



Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 01 | 06 | 2020

SIGNATURE: [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:

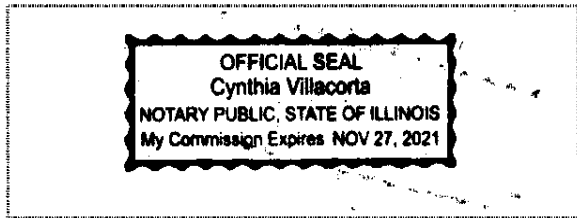
Cynthia Villacorta

By the said (Name of Grantor): Rahul Visal

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 06 | 2020

NOTARY SIGNATURE: Cynthia Villacorta



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

DATED: 01 | 06 | 20

SIGNATURE: [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:

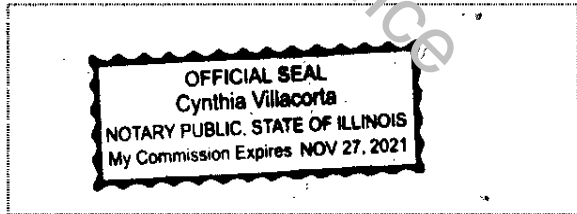
Cynthia Villacorta

By the said (Name of Grantee): Fadi Karam

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 06 | 20

NOTARY SIGNATURE: Cynthia Villacorta



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