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This document was prepared by:

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Doc#: 2033838056 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/03/2020 10:10 AM Pg: 1 of 3

Dec ID 20201001622412

Return To:

FRATERNITY INVESTMENT GROUP LLC
3231 S. HALSTED ST. SUITE.175
CHICAGO, IL 60608

City Stamp 1-411-501-536

Mail Tax Statements To:

FRATERNITY INVESTMENT GROUP LLC
3231 S. HALSTED ST. SUITE.175
CHICAGO, IL 60608

Parcel Identification Number: **20-17-120-025-0000**

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN (\$10.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, **ROBERT STURDIVANT**, A SINGLE MAN, whose address is **149 Tecumseh Dr. Bolingbrook IL 60490** hereinafter "GRANTOR," does hereby CONVEY AND WARRANT unto **FRATERNITY INVESTMENT GROUP LLC**, A LIMITED LIABILITY COMPANY, whose address is **3231 S. HALSTED ST. SUITE.175 CHICAGO, IL 60608** HEREINAFTER "GRANTEE," with quitclaim covenants, all right, title, interest and claim to the following described real estate, lying in the County of Cook, in the State of Illinois, to wit:

LOT 81 IN CENTRE AVENUE ADDITION IN THE NORTH WEST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 20-17-120-025-0000

Property Address: 5700 S. ADA ST, Chicago, IL 60636

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All covenants, reservations, easements, restrictions, and rights, recorded and unrecorded, in favor of public and/or private entities and/or individuals, for public roads, highways, streets, railroads, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, and other rights-of-way, including, but not limited to, the specific easements, reservations, rights and covenants described herein.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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[Grantor: ROBERT STURDIVANT]

Signed Name: [Signature]

DATE: 09/18/2020

Print Name: Robert Sturdivant

DATE: 09/18/2020

ACKNOWLEDGEMENT

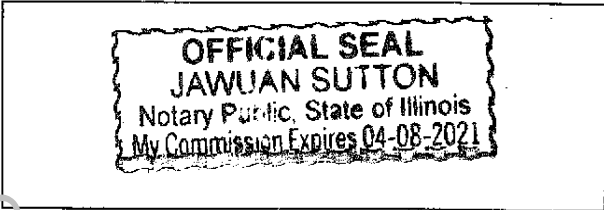
STATE OF ILLINOIS)
) ss.
)
 COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that ROBERT STURDIVANT known to me to be the same person whose name is subscribed as GRANTOR of the foregoing Deed, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act, for the uses and purposes therein set forth.

SUBSCRIBED AND SWORN BEFORE ME THIS 18 day of September, 2020


Notary Signature: [Signature]

My commission expires: 04-08, 2021



SEND TAX STATEMENTS TO GRANTEE:

FRATERNITY INVESTMENT GROUP LLC
 3231 S. HALSTED ST. SUITE.175
 CHICAGO, IL 60608

REAL ESTATE TRANSFER TAX		09-Oct-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-17-120-025-0000 | 20201001622412 | 1-411-501-536

* Total does not include any applicable penalty or interest due

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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: 09 | 18 | 20 20

SIGNATURE: [Signature]
GRANTOR or AGENT

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

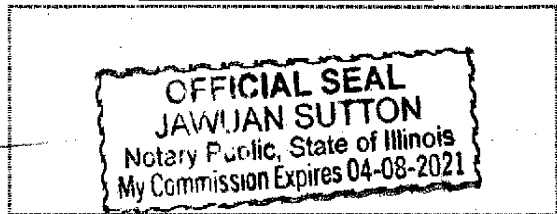
Subscribed and sworn to before me, Name of Notary Public: J. Sutton

By the said (Name of Grantor): Robert Strubbe

On this date of: 09 | 18 | 20 20

NOTARY SIGNATURE: [Signature]

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

DATED: 09 | 18 | 20 20

SIGNATURE: [Signature]
GRANTEE or AGENT

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

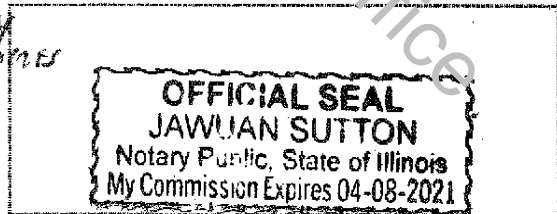
Subscribed and sworn to before me, Name of Notary Public: J. Sutton

By the said (Name of Grantee): SAMMIE D JAVIER

On this date of: 09 | 18 | 20 20 ^{03 Protection} _{Investment}

NOTARY SIGNATURE: [Signature]

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