

UNOFFICIAL COPY

Doc#: 2034406083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2020 04:24 PM Pg: 1 of 3

Dec ID 20200801679644

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, **BORTAK, INC.**, an Illinois corporation, whose mailing address is 740 S. DENNIS ROAD, WHEELING, IL 60090 to Grantee, **ROBERT ABRAMS AND KATIE ABRAMS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is 740 S. DENNIS ROAD, WHEELING, IL 60090.

WITNESSETH, That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **CONVEY AND QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described parcel of land, and the improvements and appurtenances thereto in the County of **COOK**, State of Illinois, to wit:

LOT 31 IN BLOCK 10 IN DUNHURST SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 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 06-06-1955 AS DOCUMENT LR 1602023, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY DESCRIBED IN DOCUMENT No. 1816249032 WHICH INCORRECTLY STATED THAT THE PROPERTY WAS IN LAKE COUNTY INSTEAD OF COOK COUNTY, WHICH INCORRECTLY CONVEYED TO BOTAK, INC., INSTEAD OF BORTAK, INC. AND WHICH WAS INCORRECTLY INDEXED UNDER PIN 13-10-203-058-0000 INSTEAD OF PIN 03-10-203-058-0000 IN THE RECORDER'S OFFICE OF COOK COUNTY, STATE OF ILLINOIS

Commonly Known As: 740 S. DENNIS ROAD, WHEELING, IL 60090

Parcel No.: 03-10-203-058-0000

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

7/23/2020
DATE

Robert G. Abrams
SIGNATURE OF BUYER, SELLER OR REPRESENTATIVE



Real Estate Transfer Approved

Initials MC Date 11/11/2020
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has signed these presents.

BORTAK, INC.

Robert Abrams
 By: **ROBERT ABRAMS**
 Its: **PRESIDENT**

Katie Abrams
 By: **KATIE ABRAMS**
 Its: **SECRETARY**

STATE OF IL)
) ..SS
 COUNTY OF Cook)

On this date, before me personally appeared *Robert Abrams, Katie Abrams*, before me known to be the person who executed the foregoing instrument on behalf of **BORTAK, INC.** and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of IL aforesaid, this 23 day of July, 2020



Renee M Minneck
 Notary Public
 My term Expires: 11/28/2021

PREPARED BY:
LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

Recording Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908

Send Tax Notices to:
ROBERT ABRAMS AND KATIE ABRAMS
740 S. DENNIS ROAD
WHEELING, IL 60090

Property of Cook County Notary Public'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: 7 | 23 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT
Devrin Rivera

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:

By the said (Name of Grantor): Devrin Rivera

On this date of: 7 | 23 | 2020

NOTARY SIGNATURE: [Signature]

Danielle Sheets

AFFIX NOTARY STAMP BELOW

DANIELLE SHEETS
Notary Public, State of Rhode Island
My Commission Expires 10/11/2022

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: 7 | 23 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT
Devrin Rivera

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:

By the said (Name of Grantee): Devrin Rivera

On this date of: 7 | 23 | 2020

NOTARY SIGNATURE: [Signature]

Danielle Sheets

AFFIX NOTARY STAMP BELOW

DANIELLE SHEETS
Notary Public, State of Rhode Island
My Commission Expires 10/11/2022

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)