

# UNOFFICIAL COPY

Doc#: 2105055090 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/19/2021 11:50 AM Pg: 1 of 9

Dec ID 20210201628160

Property of Cook County Clerk's Office

**QUITCLAIM DEED  
FROM  
ROBERT V. ROHRMAN  
TO  
ROHRMAN FAMILY REALTY, L.P.  
DATED  
SEPTEMBER 1, 2020**

Prepared by and Return to:  
Jason Lueking  
Stoll Keenon Ogden PLLC  
201 N. Illinois Street, #1225  
Indianapolis, Indiana 46204

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QUITCLAIM DEED



THIS INDENTURE, made effective as of the 1<sup>st</sup> day of September, 2020, between Robert V. Rohrman of Lafayette, Tippecanoe County, Indiana, Grantor and Rohrman Family Realty, L.P., an Indiana limited partnership, Grantee.

WITNESSETH, that the Grantor, for no monetary consideration, by these presents does RELEASE AND QUITCLAIM unto the Grantee, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois and described as follows, to-wit:

See attached Exhibit A

Addresses and PIN numbers are included with the legal descriptions found on Exhibit A.

Grantor does hereby assign and transfer unto Grantee herein the benefit of all warranties in the chain of title to the above-described real property and any and all rights which may now exist or which may hereafter accrue by reason of or on account of said warranties.

Grantor certifies that there is no monetary consideration for the execution of this Deed; and that the parties are therefore exempt from filing a PTAX-203 with the County Recorder pursuant to 35 ILCS 200/31-45.

This Quitclaim Deed may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same document.

*[Signatures on Following Page]*

**This Real Estate Transfer is  
Exempt from Transfer Tax  
pursuant to 35 ILCS 200/31-45(e)**

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IN WITNESS WHEREOF, the Grantor has executed this document with an effective date of September 1, 2020.

Robert V. Rohrman by Ryan V. Rohrman Att in fact.  
Robert V. Rohrman by Ryan V. Rohrman  
Attorney-in-Fact under a Limited Durable  
Power of Attorney dated December 27, 2018  
and recorded in the records of the Cook  
County Recorder, Cook County, Illinois

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF McHenry )

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Ryan V. Rohrman, as Attorney-in-Fact for Robert V. Rohrman, who acknowledged the execution of the foregoing Quitclaim Deed and Assignment of Warranties to be his voluntary act and deed.

WITNESS my hand and notarial seal this 1<sup>st</sup> day of September, 2020.

My county of residence is  
McHenry County,  
State of ILLINOIS and  
My commission expires:  
9/30/2023

Christina M Antonetti  
Notary Public  
Christina M Antonetti  
Printed Name

My Commission Number: 9/30/2023



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# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this document with an effective date of September 1, 2020.

*Robert V. Rohrman by Randall L. Rohrman AIC*

Robert V. Rohrman by Randall L. Rohrman  
Attorney-in-Fact under a Limited Durable  
Power of Attorney dated December 27, 2018  
and recorded in the Official Records of Cook  
County, Illinois

Property of Cook County Clerk's Office  
STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF McHenry )

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Randall L. Rohrman, as Attorney-in-Fact for Robert V. Rohrman, who acknowledged the execution of the foregoing Quitclaim Deed and Assignment of Warranties to be his voluntary act and deed.

WITNESS my hand and notarial seal this 1st day of September, 2020.

My county of residence is McHenry County,  
State of ILLINOIS, and  
My commission expires:  
09/30/2023

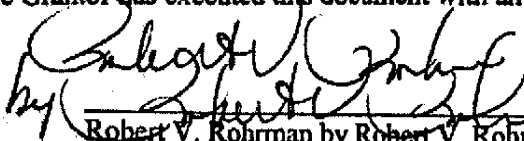
*Christina M. Antonetti*  
Notary Public  
Christina M. Antonetti  
Printed Name

My Commission Number: \_\_\_\_\_



# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this document with an effective date of September 1, 2020.



  
 by Robert V. Kohrman by Robert V. Kohrman, Jr. *Atty in fact*
  
 Attorney-in-Fact under a Limited Durable
   
 Power of Attorney dated December 27, 2018
   
 and recorded in the Official Records of Cook
   
 County, Illinois

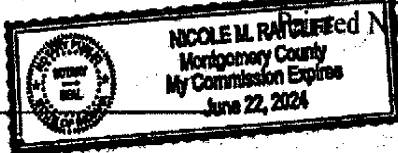
STATE OF INDIANA )
   
 ) SS:
   
 COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Robert V. Kohrman, Jr., as Attorney-in-Fact for Robert V. Kohrman, who acknowledged the execution of the foregoing Quitclaim Deed and Assignment of Warranties to be his voluntary act and deed.

WITNESS my hand and notarial seal this 1st day of Sept, 2020.

My county of residence is
   
Montgomery County,
   
 State of Indiana, and
   
 My commission expires:
   
6-22-24


  
 Notary Public
   
Nicole Ratliff



My Commission Number: \_\_\_\_\_

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this document with an effective date of September 1, 2020.

*Robert V. Rohrman by Rhonda M. Isbell*  
 Robert V. Rohrman by Rhonda M. Isbell *attorney-in-fact*  
 Attorney-in-Fact under a Limited Durable  
 Power of Attorney dated December 27, 2018  
 and recorded in the records of Cook County,  
 Illinois

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF Hamilton )

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Rhonda M. *(Isbell)*, as Attorney-in-Fact for Robert V. Rohrman, who acknowledged the execution of the foregoing Quitclaim Deed and Assignment of Warranties to be her voluntary act and deed.

WITNESS my hand and notarial seal this 1st day of September, 2020.

My county of residence is  
Hamilton County,  
 State of Indiana, and  
 My commission expires:  
July 07, 2027

*Michelle Lynn Summers*  
 Notary Public

Michelle Lynn Summers  
 Printed Name

My Commission Number: NP0721171

MICHELLE LYNN SUMMERS  
 NOTARY PUBLIC - SEAL  
 STATE OF INDIANA  
 COMMISSION NUMBER NP0721171  
 MY COMMISSION EXPIRES JULY 07, 2027

# UNOFFICIAL COPY

**Parcel A:**

**1075 and 1279 East Dundee Road, Palatine, Illinois**

**PIN: 02-12-200-105-0000 and 02-12-200-106-0000**

Lots 1 and 2 in Kitty's Korner Unit 2 being a subdivision of part of the Northwest  $\frac{3}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel B:**

**1285 East Dundee Road, Palatine, Illinois**

**PIN: 02-12-200-107-0000**

Lot3 in Kitty's Korner Unit 2 being a subdivision of part of the Northwest  $\frac{3}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS    }  
   } SS  
 COUNTY OF COOK       }

Nancy L. Payne, being duly sworn on oath, states that she resides at 201 N. Illinois Street, Indianapolis, IN 46204. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
 OR  
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct legal descriptions in prior conveyances.
- ⑨ The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

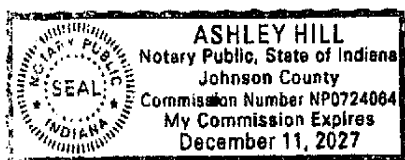
Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*Nancy L. Payne*  
 \_\_\_\_\_

SUBSCRIBED AND SWORN TO before me

this 1 day of December, 2020.

Ashley Hill  
 Notary Public





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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: 12 | 1 | 2020

SIGNATURE: *Nancy L Payne*  
GRANTOR or AGENT

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

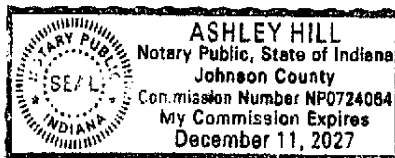
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Nancy L Payne, agent

**AFFIX NOTARY STAMP BELOW**

On this date of: 12 | 1 | 2020

NOTARY SIGNATURE: *Ashley Hill*



### 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: 12 | 1 | 2020

SIGNATURE: *Nancy L Payne*  
GRANTEE or AGENT

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

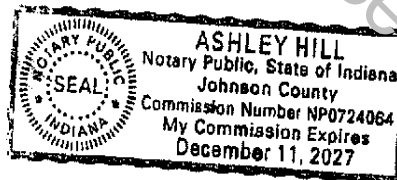
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Nancy L. Payne, agent

**AFFIX NOTARY STAMP BELOW**

On this date of: 12 | 1 | 2020

NOTARY SIGNATURE: *Ashley Hill*



### 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)**