

UNOFFICIAL COPY

Doc#: 2106820110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2021 09:18 AM Pg: 1 of 6

Dec ID 20210201645069
ST/CO Stamp 1-707-781-136
City Stamp 0-186-772-496

Prepared By:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: WLTIIC - Realty Data Company, 55 South Main Street Naperville, IL 60540

Return to: WLTIIC - Realty Data Company, 55 South Main Street Naperville, IL 60540

Permanent Real Estate Index Number: 11-32-303-018-0000

BSS-IL-RF-569309
Record first

QUITCLAIM DEED

BRYAN W. WUNAR, a single man, whose mailing address is 6732 North Glenwood Avenue, Chicago, IL 60626 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto BRYAN W. WUNAR, a single man and NICOLE D. KOWRACH, a single woman, as Tenants by the Entirety with Rights of Survivorship, whose address is 6732 North Glenwood Avenue, Chicago, IL 60626, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 20 in Block 2 in Carlson and Holmes' Subdivision of Lots 1 and 2 in Seymour's Estate Subdivision of the West 1/2 of the Southwest 1/4 of Section 32, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same premises conveyed to Bryan W. Wunar, a single man from Russell E. Cass and Kristin R. Cass, also known as Kristin R. James, husband and wife, herein by Quitclaim Deed dated December 13, 2013 and recorded January 23, 2014, as Instrument No. 1402326052, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 6732 North Glenwood Avenue, Chicago, IL 60626

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 09 day SEPT, 2020.

Bryan W. Wunar (Seal)
BRYAN W. WUNAR

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, BRYAN W. WUNAR, is 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 said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of SEPTEMBER, 3rd, 2020.

Olha Vrzhzhevsk
Notary Public
My Commission expires: 06/26/2023




Property of Cook County Clerk's Office

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Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.


Date: 02/16/2020

Signature of Agent:



Rebekah Schueck

Signature of Notary:



^R Michael Estelle, Notary Public

My commission expires: 03-19-2023

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499

Property of Montgomery County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 20-Feb-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX 20-Feb-2021

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



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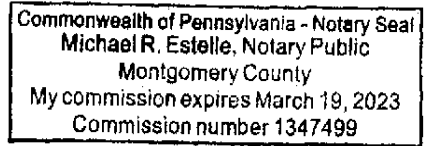
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 February 16, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said REBEKAH SCHUECK
This 16, day of FEBRUARY, 2021
Notary Public [Handwritten Signature]

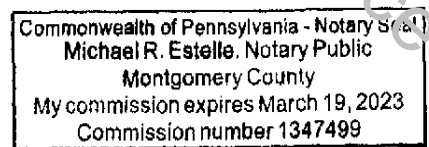


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date February 16, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said REBEKAH SCHUECK
This 16, day of FEBRUARY, 2021
Notary Public [Handwritten Signature]



Note: 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 Tax Act.)