

UNOFFICIAL COPY

This Instrument was prepared by:

CRYSTAL L. SIVER, ESQ.
CRYSTAL SIVER LAW
1155 Willow Lane
Northbrook, Illinois 60062

Doc# 2111318243 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/23/2021 09:38 AM Pg: 1 of 3

Dec ID 20210401605076
ST/CO Stamp 2-099-149-328
City Stamp 1-025-407-504

After recording, mail to, and
Mail Subsequent Tax Bills to:
O&A Enterprises, LLC – 3116 W Lexington
8709 S. Roberts Road, Unit 1
Hickory Hills, IL 60457

210493200437

QUIT CLAIM DEED

Statutory (Illinois)

THE GRANTOR, ALAA SHAKER MUHAMED ABUAWAD, a married man, of 8709 S. Roberts Rd., Unit 1, Hickory Hills, IL, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and QUIT CLAIM** unto O&A Enterprises, LLC – 3116 W. Lexington Street, an Illinois limited liability company, of 8709 S. Roberts Rd., Unit 1, Hickory Hills, IL 60457, GRANTEE, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOT 40 IN BLOCK 2 IN GEORGE K. SHOENBERGER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14, AND OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 3116 W. Lexington St., Chicago, IL 60612
PIN: 16-13-304-036-0000

Subject to: General Real Estate taxes not yet due and payable; covenants, conditions and restrictions of record; and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

UNOFFICIAL COPY

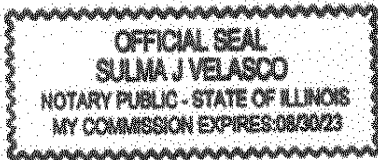
DATED this 25 day of February, 2021.

Alaa Shaker Abuawad (SEAL)
ALAA SHAKER MUHAMED ABUAWAD

State of Illinois) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that ALAA SHAKER MUHAMED ABUAWAD, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25 day of February, 2021.



Sulma J Velasco
NOTARY PUBLIC

Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 sub paragraph E and Cook
County Ordinance 93-0-27 paragraph E-1.

[Signature] Date: 4/1/21
Agent for Grantor

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: 25 Feb 1, 20 21

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: Raina Consdorf

By the said (Name of Grantor): Aiaa Shaker Muhammed Abuward AFFIX NOTARY STAMP BELOW

On this date of: 25 Feb 1, 20 21

NOTARY SIGNATURE: _____



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: 25 Feb 1, 20 21

SIGNATURE: _____
GRANTEE or AGENT

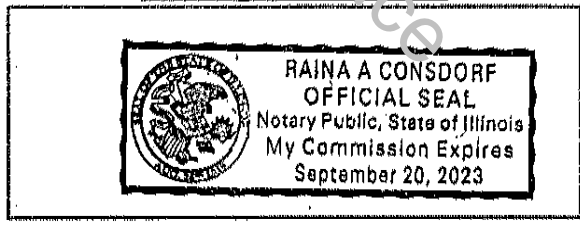
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): O+A Enterprises, LLC AFFIX NOTARY STAMP BELOW

On this date of: 25 Feb 1, 20 21

NOTARY SIGNATURE: _____



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)**)