

# UNOFFICIAL COPY

1 of 2  
35

Doc# 2113907369 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/19/2021 10:04 AM Pg: 1 of 5

## QUIT CLAIM DEED

Dec ID 20210501622763  
ST/CO Stamp 0-959-897-872  
City Stamp 0-378-310-928

### MAIL TO:

AARON LOWINGER  
2926 W. SHERWIN AVE.  
CHICAGO, ILLINOIS 60645

### NAME & ADDRESS OF TAXPAYER:

AARON LOWINGER  
2926 W. SHERWIN AVE.  
CHICAGO, ILLINOIS 60645

### Return to:

Wheatland Title Guaranty  
105 W. Veterans Parkway, Yorkville, IL 60600

**THE GRANTOR, THE WHIPPLE GROUP, LLC, an Illinois limited liability company, of 6509 N. Whipple St., Chicago, Illinois 60645, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to AARON LOWINGER, a married man of 2926 W. Sherwin Ave. Chicago, Illinois 60645 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:**

LOT 34 IN REIBERG'S NORTH CHANNEL SUBDIVISION IN THE SOUTHWEST ¼ OF THE FRACTIONAL SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.


**SUBJECT TO:** General real estate taxes for the year 2020 and subsequent years not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any.



This is not homestead property.

**Permanent Real Estate Index Number:** 10-36-321-018-0000

**Address of Real Estate:** 6442 North Albany Avenue Chicago, IL 60645

NO HC 2021 CO 1006

REAL ESTATE TRANSFER TAX	12-May-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

REAL ESTATE TRANSFER TAX	12-May-2021
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

10-36-321-018-0000 | 20210501622763 | 0-378-310-928

10-36-321-018-0000 | 20210501622763 | C-959-897-872

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

# UNOFFICIAL COPY

Dated this 5<sup>th</sup> day of May, <sup>20</sup>~~20~~<sup>21</sup>2021

THE WHIPPLE GROUP, LLC, an Illinois limited liability company

BY: *A. Lowinger*  
AARON LOWINGER, MEMBER

BY: *Meir Mandelbaum*  
MEIR MANDELBAUM, MEMBER

BY: YCC TRUST, MEMBER

BY: \_\_\_\_\_  
YITZCHOK COHEN, TRUSTEE

BY: \_\_\_\_\_  
CHERYL G. COHEN, TRUSTEE

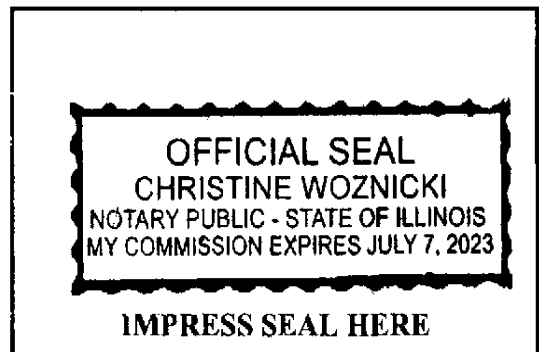
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT AARON LOWINGER, MEIR MANDELBAUM, ~~YITZCHOK COHEN~~ AND ~~CHERYL G. COHEN~~ personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 5<sup>th</sup> day of May, <sup>20</sup>~~20~~<sup>21</sup>2021

*Christine Woznicki*  
Notary Public

My commission expires on: July 7, 2023



# UNOFFICIAL COPY

Dated this 11 day of April, 2021.

**THE WHIPPLE GROUP, LLC, an Illinois limited liability company**

**BY: YCC TRUST, MEMBER**

BY: *[Signature]*, trustee  
**YITZCHOK COHEN, TRUSTEE**

BY: *[Signature]*, trustee  
**CHERYL G. COHEN, TRUSTEE**

STATE OF IL

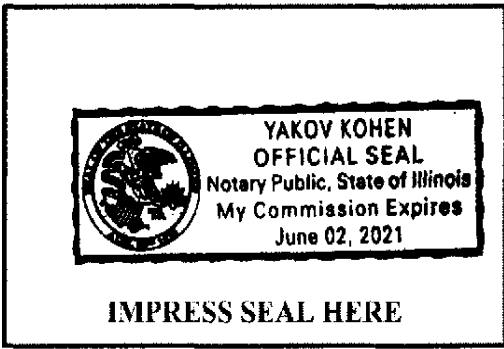
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT YITZCHOK COHEN AND CHERYL G. COHEN** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 11 day of April, 2021.

*[Signature]*  
Notary Public

My commission expires on: 6/21/21



# UNOFFICIAL COPY

**Prepared by:**

Ashley M. Wilson, Attorney at Law

7812 U.S. Highway 12

Richmond, IL 60071

P: (815)-347-9566

COOK COUNTY-ILLINOIS TRANSFER  
STAMP EXEMPT UNDER PROVISIONS OF  
PARAGRAPH     E    , SECTION 31-45  
REAL ESTATE TRANSFER ACT.

DATE: 5/5/2021

*A. Bowdler*

BUYER, SELLER, OR REPRESENTATIVE

Property of Cook County Clerk's Office

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

# 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: 5 | 12 | 2021

SIGNATURE: *Jerry Sailors*  
GRANTOR or AGENT

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

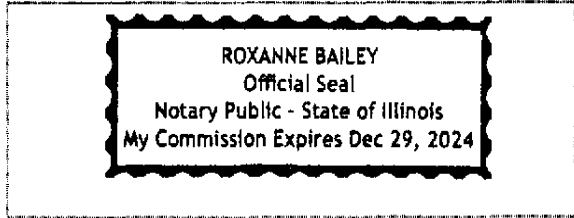
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Jerry Sailors*

On this date of: 5 | 12 | 2021

NOTARY SIGNATURE: *Roxanne Bailey*

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: 5 | 12 | 2021

SIGNATURE: *Jerry Sailors*  
GRANTEE or AGENT

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

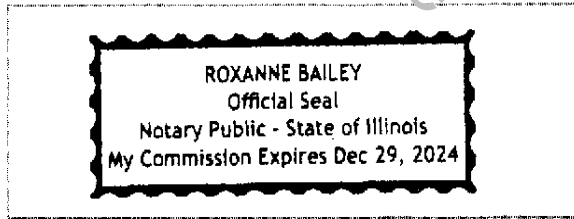
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Jerry Sailors*

On this date of: 5 | 12 | 2021

NOTARY SIGNATURE: *Roxanne Bailey*

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)**)