

UNOFFICIAL COPY

#52043

QUIT CLAIM DEED (ILLINOIS)

THE GRANTOR(S), JEFFREY FAKHOURY of the County of Cook, City of Northbrook, State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to JKF PROPERTIES, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

LEGAL DESCRIPTION

LOT 20 IN FRED W. BRUMMEL AND CO'S SECOND LINCOLN BRYN MAWR WESTERN SUBDIVISION OF THE WEST 330 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 5409 N. Campbell Avenue, Chicago, IL 60625
P.I.N.: 13-12-217-015-0000

(Subject to the following: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate)

In Witness Whereof, said Grantor has caused his name to be signed to these presents on this 5 day of November, 2021.



Doc# 2131957022 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2021 02:14 PM PG: 1 OF 3

(Above Space for Recorder's Use Only)

REAL ESTATE TRANSFER TAX	15-Nov-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



13-12-217-015-0000 | 20211101640647 | 0-725-114-000

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

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Jeffrey Fakhoury

REAL ESTATE TRANSFER TAX	15-Nov-2021
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



13-12-217-015-0000 | 20211101640647 | 1-276-468-368

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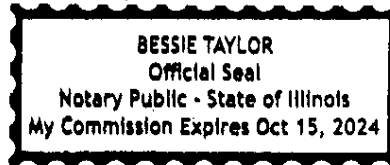
State of Illinois }
 } ss.
County of Cook }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jeffrey Fakhoury, 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seals on this 5th day of November, 2021.

Bessie Taylor
NOTARY PUBLIC

My Commission Expires: 10-15-2024



COOK COUNTY ILLINOIS TRANSFER STAMPS:

This is an exempt transfer from Illinois and Cook County tax pursuant to Real Estate Transfer Tax Act.

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

DATE: 11-5-2021

[Signature]
Buyer, Seller or Representative

MAIL TO:

Robert M. Gomberg
GOMBERG SHARFMAN PC
208 S. LaSalle Street, Suite 1410
Chicago, Illinois 60604

SEND SUBSEQUENT TAX BILLS TO:

JKF Properties, LLC
1010 Hillside Drive
Northbrook, IL 60062

*This instrument was prepared by GOMBERG SHARFMAN PC
208 South LaSalle St., Suite 1410, Chicago, IL 60604*

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This instrument was prepared by:
Robert M. Gomberg
Gomberg Sharfman PC
208 S. LaSalle Street, Suite 1410
Chicago, Illinois 60604

STATEMENT BY GRANTOR AND GRANTEE

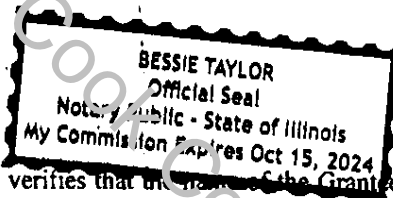
The Grantor or their agent affirm that, to the best of their knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 11/5, 2021.

Signature: _____
Grantor, or Agent/Attorney

Subscribed and sworn to before me by the said Grantor this 5th day of November, 2021.

Bessie Taylor
NOTARY PUBLIC



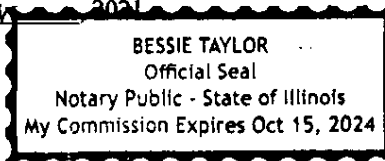
The Grantee or their agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 11/5, 2021.

Signature: _____
Grantee, or Agent/Attorney

Subscribed and sworn to before me by the said Grantee this 5th day of November, 2021.

Bessie Taylor
NOTARY PUBLIC



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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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