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22058240
QUIT CLAIM DEED
Corporation to Individual

Doc#: 2213121474 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2022 02:22 PM Pg: 1 of 5

This agreement, made this 3rd day
of May, 2022,
between AEB Investments LLC

Dec ID 20220501610576
ST/CO Stamp 2-103-463-824

a corporation 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, party of the first part, and

105 Hickory Inc., an Illinois Corporation

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND QUIT-CLAIM unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

See Attached Legal Description

COMMONLY KNOWN AS: 105 N. Hickory, Arlington Hts IL

PIN: 03-29-403-035-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 20 21 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

STATE OF ILLINOIS COUNTY OF COOK
THIS TRANSFER EXEMPT ACCORDING TO
35 ILCS 200/ 31 - 45 PARAGRAPH 2
ILLINOIS REAL ESTATE TRANSFER ACT
Stefania Krawczyk 5/13/22
SELLER, BUYER, OR AGENT DATE

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

AEB Investments LLC
Name of Corp.

By: [Signature]
Adam Broszczak

Attest: [Signature]
Ewelina Broszczak

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adam Broszczak, personally known to me to be the Manager of AEB Investments LLC, an Illinois Corporation, and Ewelina Broszczak, personally known to me to be the Manager of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of May, 20 22



Commission [Signature]
NOTARY PUBLIC

This instrument prepared by: T. Gauza, 7002 W. Talcott, Chicago IL 60631

MAIL TO:
105 Hickory Inc.
100 Leland Ct. suite D
Bensenville, Illinois 60106

SEND SUBSEQUENT TAX BILLS TO:
105 Hickory Inc.
100 Leland Ct. suite D
Bensenville Illinois 60106

Recorder's Office Box No. _____

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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: 5 | 3 | 2022

SIGNATURE: X 
GRANTOR or AGENT Adam Broszczak
Kirk Ayzenberg, President of Dynamic Equity Partners, Inc.

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

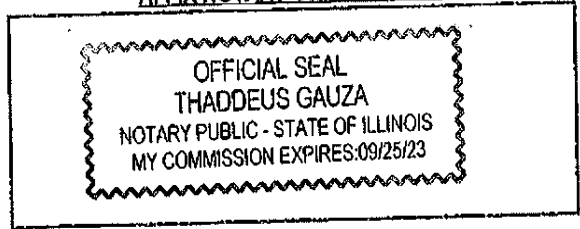
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Kirk Ayzenberg
Kirk Ayzenberg, President of Dynamic Equity Partners, Inc.

On this date of: 5 | 3 | 2022

NOTARY SIGNATURE: 

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 | 3 | 2022

SIGNATURE: X 
GRANTOR or AGENT Adam Broszczak

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

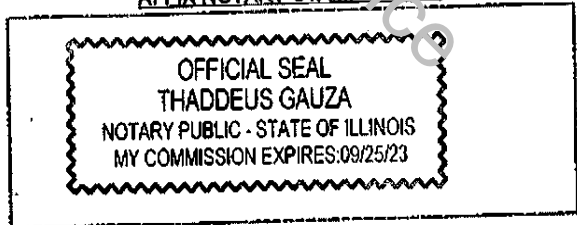
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Authorized Signor for TVC Funding IV REO, LLC

On this date of: 5 | 3 | 2022

NOTARY SIGNATURE: 

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)**)

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EXHIBIT A

LOT 13, 14 AND 15 IN BLOCK 6 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, SAID ADDITION BEING A SUBDIVISION OF THE WEST 960 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 03-29-403-035-0000

Common Address: 105 N HICKORY AVENUE, ARLINGTON HEIGHTS, IL 60004

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

11-May-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

03-29-403-035-0000

20220501610576

2-103-463-824

Property of Cook County Clerk's Office