

# UNOFFICIAL COPY

**Prepared By and  
Mail Recorded Deed To:**

Mark T. Hickey, Esq.  
Mark T. Hickey & Associates, PC  
7220 W. 194<sup>th</sup> St.  
Tinley Park, IL 60477

Doc#. 2331813068 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/14/2023 10:46 AM Pg: 1 of 4  
Dec ID 20231101669910

**Mail Tax Bills To:**

R. Scott Donkel  
14540 S. Torrence Ave.  
Burnham, IL 60633

## QUIT CLAIM DEED – Corporation to Individual

THE INDENTURE, made this 6<sup>th</sup> day of November, 2023, by **GRANTOR, Donkel Development, Inc.**, an Illinois corporation, with its principal place of business at 1126 Dartmouth Road, Flossmoor, IL, 60422, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and QUIT CLAIM to R. Scott Donkel**, whose address is 1126 Dartmouth Road, Flossmoor, IL, 60422, all interest in the following described real estate situated in Cook County, Illinois, legally described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**Permanent Real Estate Index Number:** 29-01-417-035-0000

**Address of Real Estate:** 14540 S. Torrence Avenue, Burnham, Illinois 60633

**SUBJECT TO:** (1) general real estate taxes for the year 2022 and subsequent years; (2) Covenants, conditions, and restrictions of record; and (3) Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 6 day of November, 2023.

By: *[Signature]*

Its: *Pres.*

**EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 4 OF THE  
REAL ESTATE TRANSFER TAX ACT.**

Dated this 6 day of November, 2023

*[Signature]*  
Buyer, Seller or Representative

"Exempt under Real Estate Transfer Tax Act  
of the Village of Burnham Sec. 8, Par. D  
Date: November 7, 2023  
Signature: *[Signature]*

# UNOFFICIAL COPY

State of Illinois  
County of COOK )SS.

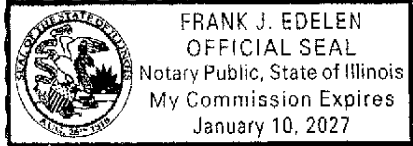
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **R. SCOTT DONKEL**, as President of Donkel Development, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 6<sup>th</sup> day of November, 2023

Commission expires 1-10, 2027

Frank J. Edele  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit "A"

The Land is described as follows: Situated in the County of Cook, State of Illinois

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SAID POINT BEING 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 141.67 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 109.50 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 139.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; FOR A DISTANCE OF 104.17 FEET TO THE WEST LINE OF TORRENCE AVENUE AS ESTABLISHED BY DOCUMENT NO. 94161924; THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 84.50 FEET TO A CORNER OF THE AFOREDESCRIBED PARCEL OF LAND CONVEYED BY DOCUMENT NO. 94161924; THENCE SOUTH 45 DEGREES 01 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 35.37 FEET TO A POINT DISTANT 62.50 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND 30.00 FEET NORTH OF THE SOUTH LINE THEREOF, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID PARCEL CONVEYED BY DOCUMENT NO. 94161924; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, FOR A DISTANCE OF 79.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 29-01-417-035-0000

Property Address: 14540 S. Torrence Avenue  
Burnham, Illinois 60633

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

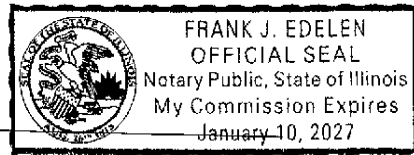
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11-6-23

Signature: Mark T. Hickey  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agent, Mark T. Hickey  
dated 11.6.2023

Notary Public Frank J. Edele



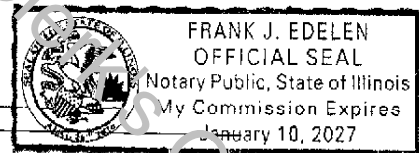
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 11-6-23

Signature: Mark T. Hickey  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agent, Mark T. Hickey  
dated 11.6.2023

Notary Public Frank J. Edele



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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**