

UNOFFICIAL COPY

QUIT CLAIM DEED  
ILLINOIS STATUTORY



Mail to:  
ANTHONY V. PANZICA  
ATTORNEY AT LAW  
2510 W. IRVING PARK ROAD # B  
CHICAGO, IL 60618

Doc# 1916813047 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/17/2019 09:36 AM PG: 1 OF 3

Name & Address of Taxpayer:  
JUAN J TORRES SR  
LUZ M TORRES  
2310-12 W MONTANA ST  
CHICAGO, IL 60647

(Space for Recorder's Use)

THE GRANTOR(S), JUAN J TORRES SR AND LUZ M TORRES, HUSBAND AND WIFE and JUAN TORRES JR, A MARRIED MAN \*\*\* NOT A HOMESTEAD PROPERTY

of the CITY CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to THE GRANTEE(S), JUAN J TORRES SR and LUZ M TORRES, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY


(Grantee's Address) 2310-12 W MONTANA ST, CHICAGO, IL 60647



of the CITY CHICAGO, County of COOK State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

LOT 34 ( EXCEPT THAT LYING NORTHEAST OF A LINE DRAWN FROM A POINT ON THE EAST LINE THEREOF 16 FEET SOUTH OF THE NORTHEASTCORNER THEREOF TO A POINT ON THE NORTH LINE THEREOF 19 FEET WEST OF THE NORTHEAST CORNER THEREOF ) ANF THAT PART OF THE NORTH AND SOUTH 16 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 31, 31 AND 33 LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 34 AND LYING SOUTHERLY OF AND ADJOINING A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 34, SAID POINT BEING 12 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, THROUGH A POINT ON THE AST LINE OF SAID LOT 34, SAID POINT BEING 16 FEET SOUTH OF THE NORTHEAST CORNER OF SAIDLOT, TO THE WEST LINE OF LOT 31 AND THAT PART OF THE WEST 53.89 FEET OF LOTS 31, 32 AND 33, ALL TAKEN AS A TRACT WHICH LIES SOUTH AND WEST OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 31 SAID POINT BEING 77.36 FEET NOTH OF THE SOUTHWEST CORNER OF LOT 33, TO A POINT ON THE EAST LINE OF SAID WEST 53.89 FEET SAID POINT BEING 3.40 FEET NORTH OF THE SOUTH LINE OF SAID LOT 33, ALL IN BLOCK 6 IN EDWARD J. TINKHAM'S ADDITION TO HOLSTEIN, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 SOUTHWEST OF THE RAILROAD IN SECTION 30 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

REAL ESTATE TRANSFER TAX	17-Jun-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	17-Jun-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

14-30-314-039-0000 | 20190601602384 | 0-778-063-988

14-30-314-039-0000 | 20190601602384 | 0-133-259-360

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

~~hereby releasing and waiving all rights and claims by virtue of the Homestead Exemption laws of the State of Illinois~~

Permanent Index Number(s): 14-30-314-039-0000  
14-30-314-048-0000

Property Address: 2310-12 W MONTANA ST, CHICAGO, IL 60647

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SC N  
E N  
INT R

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Date of this 11 day of June, 2019

Juan J Torres Sr (Seal)  
JUAN J TORRES SR

Luiz M. Torres (Seal)  
LUZ M TORRES

Juan Torres Jr (Seal)  
JUAN TORRES JR

(NOTE: Please type or print names below all signatures.)

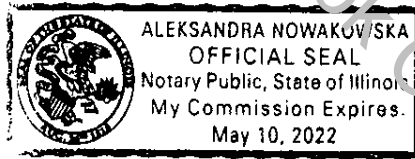
STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **JUAN J TORRES SR AND LUZ M TORRES, HUSBAND AND WIFE and JUAN TORRES JR, A MARRIED MAN \*\*\* NOT A HOMESTEAD PROPERTY**

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 notarial seal this 11 day of June 2019  
Maishla  
Notary Public

(Seal)



My commission expires: 5-10-22

COOK COUNTY / ILLINOIS TRANSFER STAMP  
or

Name & Address of Preparer:  
ANTHONY V. PANZICA  
ATTORNEY AT LAW  
2510 W. IRVING PARK ROAD # B  
CHICAGO, IL 60618

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.  
Date: 6-11-19  
ATL  
Buyer, Seller or Representative

\*\* 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 SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 6 | 11 | 2019

SIGNATURE: [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:

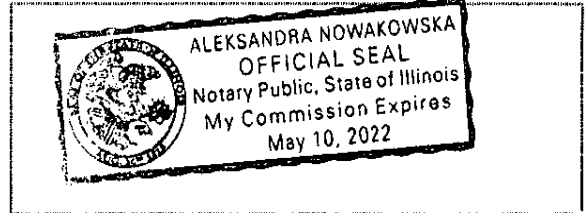
Aleksandra Nowakowska

By the said (Name of Grantor): Juan Torres

On this date of: 6 | 11 | 2019

NOTARY SIGNATURE: [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 title to real estate under the laws of the State of Illinois.

DATED: 6 | 11 | 2019

SIGNATURE: [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:

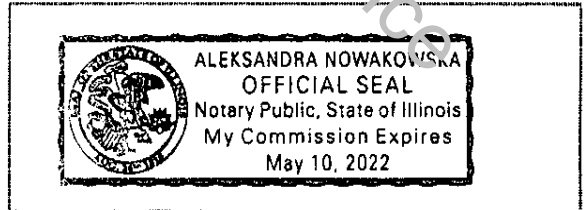
Aleksandra Nowakowska

By the said (Name of Grantee): Juan Torres

On this date of: 6 | 11 | 2019

NOTARY SIGNATURE: [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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**