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QUIT CLAIM DEED



2019915029

Doc# 2019915029 Fee \$93.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2020 02:31 PM PG: 1 OF 3

GRANTOR (S) **Victor Moreno, a married man, of 1611 N. 12th Ave. Melrose Park, IL 60160**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE (S) **Mars Property Management, Inc. of 1611 N. 12th Ave. Melrose Park, IL 60160**, all interest in the following described Real Estate in the County of Cook, State of Illinois, to wit:

The above is for Recorder's Use Only

THE SOUTH 35 FEET OF LOT 235 IN NORTH AVENUE ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-03-109-043-0000

COMMONLY KNOWN AS: 1747 N. 24th Ave. Melrose Park, IL 60160

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: (1) General real estate taxes for the year 2019 and subsequent years. (2) Covenants, conditions, restrictions and easements apparent or of record; and (3) All applicable zoning laws and ordinances.

DATED this 12 day of June, 2020


Victor Moreno

REAL ESTATE TRANSFER TAX

17-Jul-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-03-109-043-0000

| 20200601609511 | 1-291-540-192

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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 **Victor Moreno**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of June, 2020

Amanda C. Efta
Notary Public



My Commission Expires _____

Prepared by: Ronald M. Serpico, 1807 N. Broadway, Melrose Park, IL. 60160

Tax bill to: Mars Property Management, Inc. 1611 N. 12th Ave. Melrose Park, IL 60160

Return to: Mars Property Management, Inc. 1611 N. 12th Ave. Melrose Park, IL 60160

MUNICIPAL TRANSFER STAMP (If Required)



County/State TRANSFER STAMP

EXEMPT under provisions of
Real Estate Transfer Act,
35 ILCS 200/31-45, Para. E
Date: 6/12/20, 2020

[Signature]
Buyer, Seller or Representative

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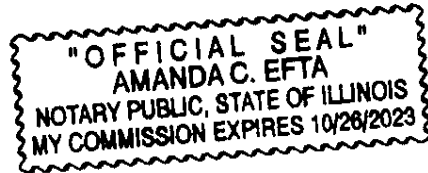
STATEMENT BY GRANTOR AND GRANTEE -OR- STATEMENT BY ASSIGNOR OR ASSIGNEE

The grantor or his agent confirms 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: 6/12, 2020

Signature: [Signature]
Grantor/Agent

Subscribed and sworn to before me by the said Grantor/Agent this 12 day of June, 2020



Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed of the 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 6/12, 2020

Signature: [Signature]
Grantee/Agent

Subscribed and sworn to before me by the said Grantee/Agent this 12 day of June, 2020



Notary Public [Signature]

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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]