UNOFFICIAL COPY

QUIT CLAIM DEED JOINT TENANCY

THE GRANTOR, ARIEL MENEZ, a married man*, of the City of Chicago, County of Cook, State of Illinois, for the consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to ARIEL MENEZ, a married man, JOSHUA MENEZ, ac unmarried man, and MANUEL MENEZ, an unmarried man, 3021 N. Kimball Ave, Chicago, Illinois 60618, not in Tenancy in Common, but in JOINT TENANCY all

2024157097

Doc# 2024157097 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.60 EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 01:30 PM PG: 1 OF 5

(The above space for Recorder's Use only

interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 33 IN BLOCK 13 IN AVONDALE, BEING PHILPOT'S RESUBDIVISION OF LOTS 1, 2, 5 AND 6 OF BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number:

13-26-210-016-5950

Address of Real Estate:

3021 N. KIMBALL AVENUE, CHICAGO, IL 60618

hereby, releasing and waiving all rights under and by virtue of the Homestead Examption Laws of the State of Illinois, and **TO HAVE AND TO HOLD** said premises not in Tenancy in Common, but in JOINT TENANCY, forever.

Dated this 31st day of July, 2020.

ARIEL MENEZ, Grantor

**** THIS IS NOT HOMESTEAD PROPERTY TO THE SPOUSE OF THE GRANTOR ****

2024157097 Page: 2 of 5

UNOFFICIAL COPY

STATE OF ILLINOIS) SS COUNTY OF COOK)

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, DO HEREBY CERTIFY that **ARIEL MENEZ**, an unmarried man, personally known to me to the same person(s) whose name(s) is/are subscribed to the foregoing Deed, 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.

"OFFICIAL SEAL"
AGNES POGOR (ELSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/2 02016

Given under my hand and official seal as Notary Public this 31st day of July, 2020.

NOT ARY PUBLIC

Name and Address of Preparer:

Agnes Pogorzelski/ep Agnes Pogorzelski & Associates, P.C. 7443 W. Irving Park Road, Suite 1W Chicago, Illinois 60634

Exempt under provisions of Illinois Compiled Statutes, Chapter 35, Paragraph 200/31-45, Section (e).

Date: 7/3/12020

Signature of Buyer, Seller or Rerie entative

MAIL TO:

Law Offices of Agnes Pogorzelski & Associates, P.C. 7443 W. Irving Park Road, Suite 1W Chicago, Illinois 60634 SEND SUBSEQUENT TAX BILLS TO:

Ariel Menez 3021 N. Kimball Ave. Chicago, Illinois 60618

2024157097 Page: 3 of 5

UNOFFICIAL COPY

State of Illinois)
SS
County of Cook)

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, or his/her agent affirms that, to the best of his/her 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

07[3] 2020 Date

Subscribed and Sworn to before me this 31st day of August, 2020.

Notary Public

"OFFICIAL SEAL"
ANNA N. PYKA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/20/2023

THE GRANTEE, or his/her agent affirms and ver ries that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is enter a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and nold title to real estate in Illinois, a partnership or authorized to do business or acquire and hold title to real estate in Illinois, 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.

_____ Date

Subscribed and Sworn to before me this 31st day of August, 2020.

Notary Public

"OFFICIAL SEAL" ANNA N. PYKA

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8/20/2023

NOTE: Any person who knowingly submits 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 Real Estate Transfer Tax Act.)

REAL ESTATE TRANSFER TAX

CHICAGO:

CTA:

19-Aug-2020

TOTAL:

0.00

0.00

TOTAL: 0.00 * 13-26-210-016-0000 | 20200801660641 | 1-004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080 | 1004-442-080

REAL ESTATE TRANSFER TAX





19-Aug-2020

ILLINOIS:

COUNTY:

TOTAL:

Clert's Office

0.00 0.00 0.00

13-26-210-016-0000 2 20200801660641 2-078-183-904