

UNOFFICIAL COPY

Doc#: 2029140160 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 03:07 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20200901681736

City Stamp 0-766-192-096

THE GRANTOR(S), Celso Garcia, of 4869 W Newport Chicago, IL 60641, for consideration of \$10.00, **CONVEY(S) and QUIT(S) CLAIM** to Celso Garcia of 4869 W Newport Chicago, IL 60641 and Leodan Gonzalez Delgado of 2049 W. 47th Street Chicago, IL 60609 the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

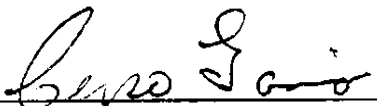
LOT 7 IN BLOCK 2 IN HULING AND JOHNSON'S SUBDIVISION OF BLOCK 13 IN STONE AND WHITNEY'S SUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2049 W. 47th Street Chicago, IL 60609

PIN: 20-07-108-005-0000

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. 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 not yet due or payable.

DATED this 27th day of July, 2020



CEL SO GARCIA (SEAL)

REAL ESTATE TRANSFER TAX

01-Sep-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-07-108-005-0000 | 20200901681736 | 0-766-192-096

* Total does not include any applicable penalty or interest due

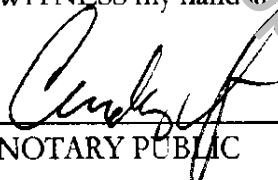
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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that CELSO GARCIA, personally known to me to be the same person(s) whose name(s) is/are 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.

WITNESS my hand and official seal this 27th day of July, 2020.


NOTARY PUBLIC



TRANSFER EXEMPT UNDER PROVISIONS OF PARAGRAPH 200, SECTION 31-45(E) OF THE STATE OF ILLINOIS REAL ESTATE TRANSFER ACT.

PREPARED BY:
VIRA LAW, LLC
4106 W. North Ave.
Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Vira Law LLC		Vira Law LLC
4106 W. North Ave		4106 W. North Ave
Chicago, IL 60639		Chicago, IL 60639

Recorder's Office Box No. _____

Send subsequent tax bills to:
2049 W. 47th ST
Chicago IL 60609

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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: 7 | 27 | 2020

SIGNATURE: *[Signature]*
GRANTOR or AGENT (**CELSO GARCIA**)

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:

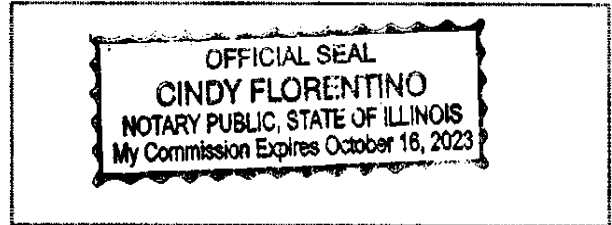
Cindy Florentino

By the said (Name of Grantor): Celso Garcia

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 27 | 2020

NOTARY SIGNATURE: *[Signature]*



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: 7 | 27 | 20

SIGNATURE: *[Signature]*
GRANTEE or AGENT (**LEODAN GONZALEZ**)

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:

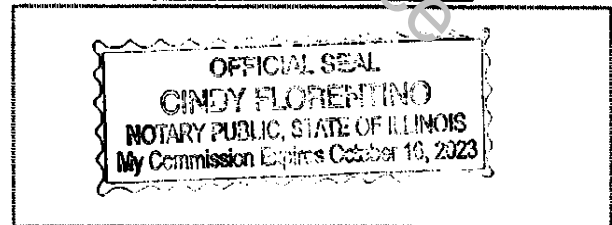
Cindy Florentino

By the said (Name of Grantee): Leodan Gonzalez

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 27 | 2020

NOTARY SIGNATURE: *[Signature]*



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)**)