

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)

Doc#: 2106434422 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/05/2021 04:22 PM Pg: 1 of 3

Mail to:
Victor J. Valdez
5755 West Giddings Street
Chicago, IL 60630

10/2

Dec ID 20210101605158
ST/CO Stamp 1-774-174-224
City Stamp 0-700-432-400

Name & address of taxpayer:
Victor J. Valdez
5755 West Giddings Street
Chicago, IL 60630

THE GRANTOR(S) Valdez Property Management LLC
of the City of Chicago County of Cook State of Illinois for and in consideration of TEN and NO/100ths DOLLARS and
other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Victor J. Valdez, a single man at 5755 West Giddings Street, Chicago, IL 60630, all
interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 23 IN BLOCK 3 IN L.E. CRANDALL'S LAWRENCE AVENUE SUBDIVISION BEING A SUBDIVISION OF
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17
TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To
have and to hold in fee simple forever.

Permanent index number(s) 13-17-207-002-0000
Property address: 5755 West Giddings Street, Chicago, IL 60630

DATED this 11th day of ~~November~~, 2020.
December

RTW TO:
Washington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148

20-4881RD

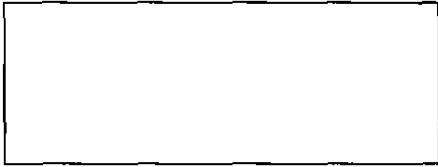


Victor J. Valdez, Manager

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)

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 Victor J. Valdez



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of December, 2020.



Notary

COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35ILCS 20/31-45, PROPERTY TAX CODE.

DATE: December 11, 2020

Buyer, Seller, or Representative: Victor J. Valdez
Victor J. Valdez

NAME AND ADDRESS OF PREPARER:

Blake A. Rosenberg
Attorney at Law
1300 Iroquois Avenue, Ste. 220A
Naperville, IL 60563

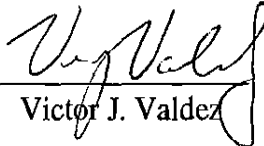
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

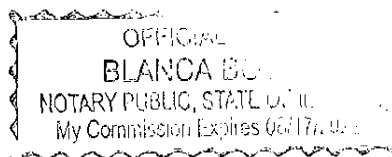
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

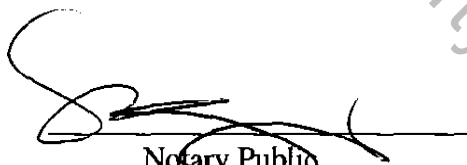
Dated December 11, 2020

Signature: 
Victor J. Valdez

Subscribed and sworn before me by Victor J. Valdez

This 11 day of December, 2020.




Notary Public

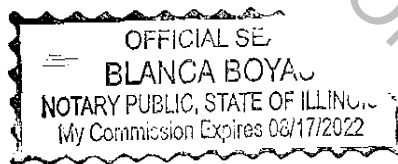
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title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

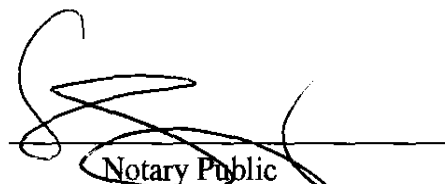
Dated December 11, 2020

Signature: 
Victor J. Valdez

Subscribed and sworn before me by Victor J. Valdez

This 11 day of December, 2020.




Notary Public

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