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Doc# 2109819079 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/08/2021 02:38 PM PG: 1 OF 4

After Recording Return to:

**Loop Clerking Service, Inc**  
77 W Washington St, Ste 1414  
Chicago, IL 60602  
312-508-5565

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:

Roxanne Nava  
1012 North Oakley Blvd.  
Chicago, IL 60622

Tax Parcel ID Number:

17-06-312-032-0000

Order Number:

R20-145204-D

**QUIT CLAIM DEED**

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Roxanne Nava, Dated: 4/30/21  
ROXANNE NAVA

Dated this 30 day of JAN, 2021. WITNESSETH, that **ROXANNE NAVA (AKA ROXANNE NAVA HERNANDEZ)** whose address is 1012 North Oakley Blvd., Chicago, IL 60622, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell, assign, remiss, release, convey and confirm unto **ROXANNE NAVA (AKA ROXANNE NAVA HERNANDEZ) AS TRUSTEE OF THE ROXANNE NAVA TRUST U/A/D MAY 21, 2018**, whose address is 1012 North Oakley Blvd., Chicago, IL 60622, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 1012 North Oakley Blvd., Chicago, IL 60622, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**



PCL

R20-145204DQTC05010103

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantors on the date first written above.

**Grantor:**

Roxanne Nava AKA Roxanne Nava Hernandez  
ROXANNE NAVA (AKA ROXANNE NAVA HERNANDEZ)

STATE OF IL )  
COUNTY OF COOK ) ss.

I, THOMAS R KOPECKY, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **ROXANNE NAVA (AKA ROXANNE NAVA HERNANDEZ)**, whose identity was proven through identification shown 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/she signed, sealed and delivered the said instrument as his/her 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 official seal this 30 day of JAN 2021.

Thomas R Kopecky  
Notary Public  
My commission expires 5.9.24



REAL ESTATE TRANSFER TAX		08-Apr-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-06-312-032-0000 | 20210401686404 | 0-070-632-976



PCL

R20-145204DQTC05010203


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## EXHIBIT A LEGAL DESCRIPTION

Tax Id Number(s): 17-06-312-032-0000

Situated in the County of Cook, State of Illinois, to wit: Lot 58 and the North 6.00 feet of 59 in Block 5 in Suffern's Subdivision of the Southwest 1/4 in Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1012 North Oakley Blvd., Chicago, IL 60622

REAL ESTATE TRANSFER TAX		06-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

17-06-312-032-0000 | 20210401686404 | 0-986-012-176

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



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R20-145204DQTC05010303

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## STATEMENT BY GRANTOR AND GRANTEE

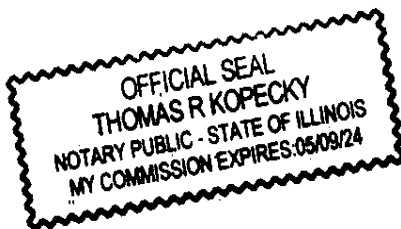
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 1.30.2021 Signature: Dixanne Nam AKA Dixanne  
Grantor or Agent

Subscribed and sworn to before me by the  
said GRANTOR  
this 30 day of JAN  
2021

Nam Hernandez

[Signature]  
Notary Public

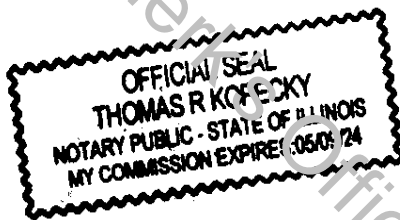


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 1.30.2021 Signature: Dixanne Nam  
Grantee or Agent

Subscribed and sworn to before me by the  
said GRANTEE  
this 30 day of JAN  
2021

[Signature]  
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, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]