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2113157022

Doc# 2113157022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/11/2021 03:52 PM PG: 1 OF 3

**QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) Salvador Leanos, *a married man*, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) Alma V Leanos, as fee simple, of the City of Chicago, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 98 IN EDWIN R. FAY'S 31ST STREET RESUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record

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 said premises as fee simple.

THIS IS NOT HOMESTEAD PROPERTY

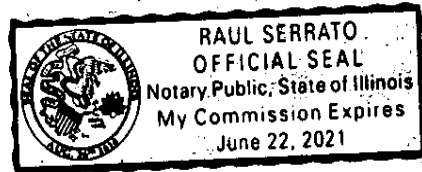
EXEMPT UNDER PROVISION OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

Permanent Real Estate Index Number(s): 16-35-103-012-0000

Address(es) of Real Estate: 3121 South Avers Avenue, Chicago, Illinois 60623

Dated this 10th day of May, 2021

Salvador Leanos
Salvador Leanos



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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Salvador Leanos, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

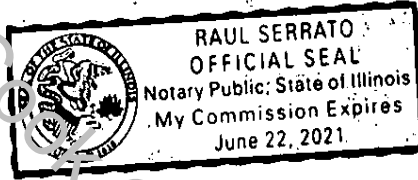
Given under my hand and official seal, this 10th day of May, 20 21.

Raul Serrato (Notary Public)

Property of Cook County Clerk's Office


Prepared by:

Raul Serrato, Esq.
SERRATO LAW LTD.
1310-A W. 18th St.
Chicago, IL 60608



Mail to:



Alma V. Leanos
3121 S. Avers Ave.
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		11-May-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-35-103-012-0000 20210501623579 0-739-025-168		

* Total does not include any applicable penalty or interest due

Name and Address of Taxpayer:

Alma V. Leanos
3121 S. Avers Ave.
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		11-May-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-35-103-012-0000 20210501623579 0-192-657-936		

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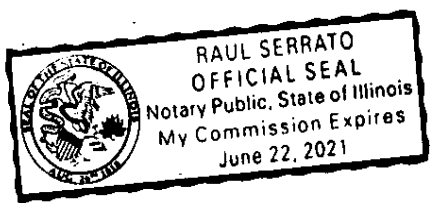
STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Date: May 10, 2021

Signature: Salvador Leonos
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Salvador Leonos
THIS 10th DAY OF May,
20 21
NOTARY PUBLIC Raul Serrato

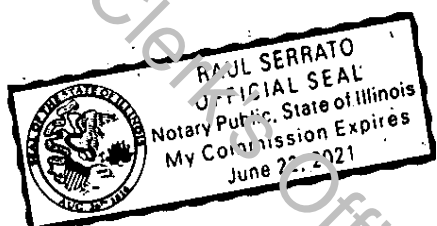


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: May 10, 2021

Signature: Salvador Leonos
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Salvador Leonos
THIS 10th DAY OF May,
20 21
NOTARY PUBLIC Raul Serrato



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 a Class A misdemeanor for subsequent offenses.

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