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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY

10006729 1/1

GIT

Doc#: 2113939302 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2021 12:51 PM Pg: 1 of 3

Dec ID 20201201600482
ST/CO Stamp 0-819-081-744

THE GRANTOR(S), CESAR RIVERA, a single person, of the Village of MELROSE PARK, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to CESAR RIVERA, a single person, and ALMA COLON, a single person, as joint tenants with the right of survivorship, 3153 CHARLES STREET, MELROSE PARK, Illinois 60164 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

THE NORTH 1/2 OF LOT 245 (EXCEPT THE EAST 120 FEET THEREOF) AND LOT 246 (EXCEPT THE EAST 120 FEET THEREOF) IN FREDERICK H. BARTLET'S GRAND FARM UNIT "G" BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1939, AS DOCUMENT NO. 12338083 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2020

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

Permanent Real Estate Index Number(s): 12-29-103-019-0000

Address(es) of Real Estate: 3153 CHARLES STREET, MELROSE PARK, Illinois 60164

Dated this 23 day of December, 2020.

CESAR RIVERA

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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 CESAR RIVERA, a single person, 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 23rd day of December, 2020.



[Handwritten Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 12.23.2020

[Handwritten Signature]
Signature of Buyer, Seller or Representative

Prepared By: Robert J. Lovero
6536 Cermak Rd.
Berwyn, Illinois 60402

Mail To:
CESAR RIVERA and ALMA COLON
3153 CHARLES STREET
MELROSE PARK, Illinois 60164

Name & Address of Taxpayer:
CESAR RIVERA and ALMA COLON
3153 CHARLES STREET
MELROSE PARK, Illinois 60164

REAL ESTATE TRANSFER TAX

22-Mar-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

12-29-103-019-0000

20201201600482 | 0-819-081-744

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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 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 12.23.2024

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID [Signature]
THIS 23 DAY OF Dec
2024.



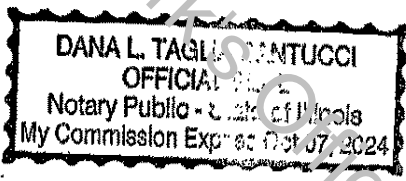
NOTARY PUBLIC [Signature]

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 12.23.2024

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID [Signature]
THIS 23 DAY OF Dec
2024.



NOTARY PUBLIC [Signature]

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.]