

# UNOFFICIAL COPY



\*2120719018\*

Doc# 2120719018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/26/2021 01:06 PM PG: 1 OF 4

## Quit Claim Deed ILLINOIS STATUTORY

### FUTURE TAXES TO:

1254 S CHRISTIANA LLC

2155 N. Mulligan  
Chicago, IL 60639

### RETURN THIS DOCUMENT TO:

1254 S CHRISTIANA LLC

2155 N. Mulligan  
Chicago, IL 60639

### THE GRANTOR (S)

**Nita Godinez, a single woman**, of Cook County of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **1254 Christiana LLC**, of the County of Cook, of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

### (LEGAL DESCRIPTION)

SEE ATTACHED EXHIBIT A

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 the above granted premises unto the parties of the second part forever as, **Fee Simple- Tenancy by the Severalty**.

Permanent Index Number(s): 16-23-204-036-0000

Property Address: 1254 South Christiana Avenue, Chicago, Illinois

Dated this 28<sup>th</sup> day of June 2021.

#### REAL ESTATE TRANSFER TAX

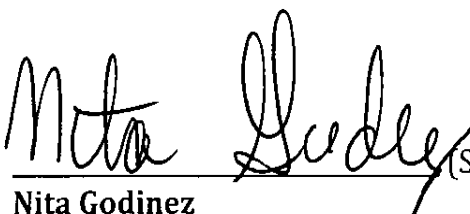
26-Jul-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-23-204-036-0000 | 20210701615569 | 0-182-463-248

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

  
Nita Godinez (SEAL)

#### REAL ESTATE TRANSFER TAX

26-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-23-204-036-0000 | 20210701615569 | 2-054-351-632

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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## EXHIBIT A

**ADDRESS OF REAL ESTATE:** 1254 S Christiana Avenue, Chicago, Illinois 60623  
**PERMANENT REAL ESTATE IDENTIFICATION NUMBER:** 16-23-204-036-0000  
**COUNTY:** COOK

### LEGAL DESCRIPTION:

LOT 9 IN BLOCK 2 IN DOWNING, CORNING, AND PRENTISS, DOUGLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 4 AND LOT 2 IN BLOCK 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 6 | 28 | 2021

SIGNATURE: Nita Godinez

GRANTOR or AGENT

**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:

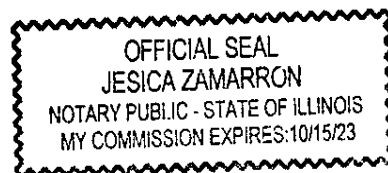
Jesica Zamarron

By the said (Name of Grantor): Nita Godinez

On this date of: 6 | 28 | 2021

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



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

DATED: 6 | 28 | 2021

SIGNATURE: Nita Godinez

GRANTEE or AGENT

**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:

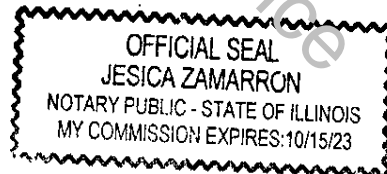
Jesica Zamarron

By the said (Name of Grantee): Nita Godinez

On this date of: 6 | 28 | 2021

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



### 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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

revised on 10.6.2015