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2129719a16

Quit Claim Deed

FUTURE TAXES TO:

1254 S CHRISTIANA LLC 2155 N. Muligan Chicago, IC 110630

RETURN THIS DOCUMENT

TO:

1254 S CHRISTIANA LLC 2155 N. Mulligan Onicago, 12 Lecte34 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

THE GRANTOR (S)

Nita Godinez, a single woman, of Cook Cookey 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): <u>16-23-204-036-0000</u>

Property Address: 1254 South Christiana Avenue, Chicago, Illinois

Dated this 28th day of June 2021.

REAL ESTATE TRA	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.

Mta Godinez GEAL

F	REAL ESTATE TRANSFER TAX		26-Jul-2021	
_			COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
_	16_23_20/	1.036.0000	20210701615560	2-054-351-632

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Nita Godinez** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN 1'5 Before me this 28th day of June 2021.

JESICA ZAMAJ NOTARY PUBLIC - STAT MY COMMISSION EXP

OFFICIAL SEAL JESICA ZAMARRON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/15/23

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER: David Koch Koch & Associates, P.C 5947 West 35th Street

Cicero, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4,

REAL ESTATE TRANSFER ACT

Signature of Buyer, Seller, or Representative

• 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 AI AVEN.
DOK COULD
OK LINE OF OGTEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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

	and the second s			
corporation or foreign corporation authorized to do business or acqu	ire and hold title to real estate in Illinois, a			
partnership authorized to do business or acquire and hold title to rea	al estate in Illinois, or another entity recognized			
as a person and authorized to do business or acquire title to real es	tate under the laws of the State of Illinois			
DATED: 4 28 , 20 21 S	IGNATURE: Milde Stally			
GRANTOR NOTARY SECTION: The below section is to be completed by the	NOTARY who witnesses the GRANTOR signature.			
Subscribed and swom to or one me, Name of Notary Public:	Jesica Zamarron			
By the said (Name of Grantor): NHA Godina	AFFIX NOTARY STAMP BELOW			
On this date of: 4 28 21 NOTARY SIGNATURE: MACON TOTAL SIGNATURE: On this date of: 4 28 21 21 21 21 21 21 21	OFFICIAL SEAL JESICA ZAMARRON NOTARY PUBI.IC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/15/23			
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 III nois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a narthership authorized to do business or				
acquire and hold title to real estate in Illinois or other entity recogn				
acquire title to real estate under the laws of the State of Illinois.	SIGNATURE: Mitaly GRANTER OF AGENT			
CDANTEE NOTABY SECTIONS	T'.			
GRANTEE NOTARY SECTION: The below section is to be completed by t	9			
Subscribed and sworn to before me, Name of Notary Public:	Jesica Zamaποn			
By the said (Name of Grantee): Nita Godine 7	AFFIX NOTARY STAM PLLOW			
On this date of: 4 28 , 20 21 NOTARY SIGNATURE: Dica Jamaccon	OFFICIAL SEAL JESICA ZAMARRON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/15/23			

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 (LCS 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.

(Aftach 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)

ravised on 10.6.2015