

UNOFFICIAL COPY

**QUIT CLAIM DEED  
Statutory (Illinois)**

Doc#: 2124425064 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/01/2021 12:09 PM Pg: 1 of 3

Dec ID 20210801658572

Mail to:  
Maria Cristina Pena  
3010 N. 78th Ave.  
Elmwood Park, IL 60707

1001

Name & address of taxpayer:  
Maria Cristina Pena  
3010 N. 78th Ave.  
Elmwood Park, IL 60707

THE GRANTOR(S) Carlos Serrano married to Maria Cristina Pena of the City of Elmwood Park County of Cook State of Illinois for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Maria Cristina Pena, married to Carlos Serrano at 3010 N. 78<sup>th</sup> Ave., Elmwood Park, IL 60707, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 15 (EXCEPT THE NORTH 20 FEET) AND ALL OF LOT 16 IN BLOCK 12 IN WESTWOOD, BEING MILLS AND SONS' SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 in fee simple forever.

Permanent index number(s) 12-25-111-107-0000  
Property address: 3010 N. 78th Ave., Elmwood Park, IL 60707

DATED this 19 day of August, 2021.

Carlos Serrano  
Carlos Serrano

Maria Cristina Pena  
Maria Cristina Pena

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## QUIT CLAIM DEED

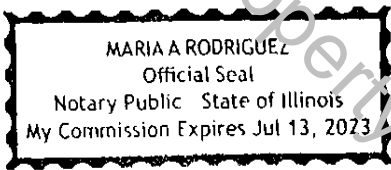
### Statutory (Illinois)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carlos Serrano married to Maria Cristina Pena



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 19<sup>th</sup> day of August, 2021.

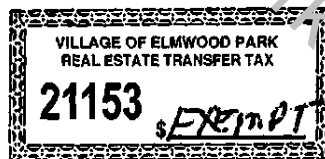


Maria A Rodriguez  
Notary

COUNTY- ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, 35ILCS 200/31-45, PROPERTY TAX CODE.  
DATE: August 19, 2021

Buyer, Seller, or Representative: Carlos Serrano  
Carlos Serrano

Recorder's Office Box No.



### NAME AND ADDRESS OF PREPARER:

Blake A. Rosenberg  
Attorney at Law  
1300 Iroquois Avenue, Ste. 210  
Naperville, IL 60563

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## STATEMENT BY GRANTOR AND GRANTEE

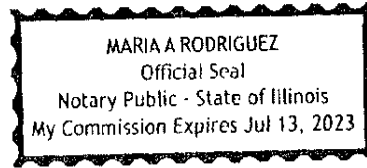
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated August 19, 2021

Signature: Carlos Serrano  
Carlos Serrano

Subscribed and sworn before me by Carlos Serrano  
This 19<sup>th</sup> day of August,  
2021.

Maria A Rodriguez  
Notary Public



The grantee or his agent affirms and verifies 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.

Dated August 19, 2021

Signature: Maria Cristina Pena  
Maria Cristina Pena

Subscribed and sworn before me by Maria Cristina Pena  
This 19<sup>th</sup> day of August,  
2021.

Maria A Rodriguez  
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, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act