

# UNOFFICIAL COPY

**After Recording Return to:**

First American Title  
Attn: Recording Team  
4795 Regent Blvd.  
Irving, TX 75063

**Instrument Prepared By:**

Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

**Mail Tax Statements To:**

Juan Quiroz  
3737 W. Giddings St.  
Chicago, IL 60625-5702

**Tax Parcel ID Number:**

13-14-104-031-0000

**Order Number:**

1187179LV



Doc# 2125119016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/08/2021 10:46 AM PG: 1 OF 5

## QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Juan Quiroz, Dated: 03-26-21  
JUAN QUIROZ

Dated this 26 day of March, 20 21. WITNESSETH, that JUAN QUIROZ, a married man, who acquired title as unmarried, joint by his spouse, MARIA DE LA GUZMAN, whose address is 3737 W. Giddings St., Chicago, IL 60625-5702, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell, assign, remiss, release, convey and confirm unto JUAN QUIROZ, a married man, whose address is 3737 W. Giddings St., Chicago, IL 60625-5702, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 3737 W. Giddings St., Chicago, IL 60625-5702, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**



PCL

1187179LV DQTC01010103



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Exhibit "A"

Real property in the City of **CHICAGO**, County of **Cook**, State of **Illinois**, described as follows:

LOT 7 IN BLOCK 2 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF) IN COOK COUNTY, ILLINOIS.

Commonly known as: 3737 W GIDDINGS ST, CHICAGO, IL 60625-5702

APN #: **13-14-104-031-0000**

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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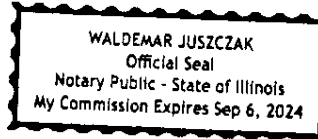
## STATEMENT BY GRANTOR AND GRANTEE

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 MARCH 26, 2021

Signature: Juan Quiroz  
Grantor or Agent

Subscribed and sworn to before me  
By the said JUAN QUIROZ  
This 26, day of MARCH, 2021  
Notary Public [Signature]

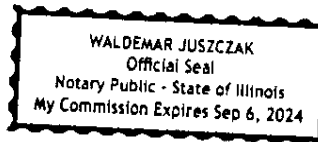


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date MARCH 26, 2021

Signature: Juan Quiroz  
Grantee or Agent

Subscribed and sworn to before me  
By the said JUAN QUIROZ  
This 26, day of MARCH, 2021  
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.)

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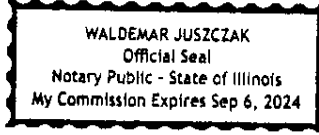
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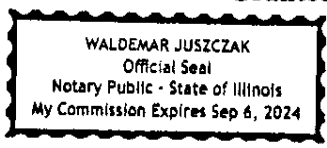


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