## **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 60625-5/02

### 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 Quinoz, Dated. 03-26-2/

The following described property:

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

PCL

1187179LVDQTC01010103

PAGE 1 of 3

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantors on the date first written above.

	_			
Grantors:				
Joan Dorra	Er	Иа	ria de la lex	Guman
JUAN QUIRO		MAR	IA DE LA GUZMAN	
STATE OF ILL	)			
COUNTY OF and		ss.		
	COL			1.0
aforesaid, DO HEREBY CER	TIFY that IVAN OI		c in and for said County	
identity was proven through i				
subscribed to the foregoing in	strument, appeared be	fore me this day	in person, and acknowl	edged that
he/she signed, sealed and deliv purposes therein set forth, inclu				e uses and
purposes therein set forth, mere	ding the release and w	atver of the right	or nomestead.	
Given under my hand official s	eal this <u>Z6</u> day of	Mar.H	20 <b>z/</b> .	
-				
WALDEMAR JUSZCZA Official Seal	К .		Q <sub>A</sub>	
Notary Public - State of J My Commission Expires Sep	A 2024	19/19	4,	
1	Notary P	'ublic /	\'\S' _	
	My com	nission expires 9	16.24	
E TRANSFER TAX	07-Sep-2021			
- 117.0101 EIT 1777			ANGEED TAX	08-Sep-202

REAL ESTATE TRANS	07-Sep-2021	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-14-104-031-0000	20210901663367	0-647-835-408

	A.V	00.0cb
REAL ESTATE TRANSFER T	COUNTY:	0.00
	CODIATIO	0.00
	il Linois:	
		0.00
Came Vary	TOTAL:	
West	20210901663367   0	900-072-848
2000	120210901663367	-030-012 0 1-
13-14-104-031-0000	1	

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

# UNOFFIGIAL COPY

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

COOK COUNTY CLERK OFFICE

COOK COUNTY CLERK OFFICE

RECORDING DIVISION

118 N. CLARK ST. ROOM 120

CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE

COOK COUNTY CLERK OFFICE

RECORDING DIVISION

RECORDING DIVISION

118 N. CLARK ST. ROOM 120

118 N. CLARK ST. ROOM 20

CHICAGO, IL 60602-1387

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## **UNOFFICIAL COPY**

## 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	_
O/N	Signature: Juay Quiroz
	Grantor or Agent
Subscribed and sworn to before me  By the said <u>xav quieoz</u> This <u>z6</u> , day of <u>Manch</u> , 20 z/  Notary Public	WALDEMAR JUSZCZAK Official Seal Notary Public - State of Illinois My Commission Expires Sep 6, 2024
foreign corporation authorized to do business or partnership authorized to do business or acquire a	at the name of the grantee shown on the deed on a scriber a natural person, an Illinois corporation or acquire and hold title to real estate in Illinois, and hold are to real estate in Illinois or other entity ess or acquire title to real estate under the laws of the
Date	ignature: Juans Quiroz
	Grantee or Agent
Subscribed and sworn to before me  By the said	WALDEMAR JUSZCZAK Official Seal Notary Public - State of Illinois My Commission Expires Sep 6, 2024
Note: Any person who knowingly submits a false be guilty of a Class C misdemeanor for the first of offenses.	statement concerning the identity of a <b>Grantee shall</b> fense and of a Class A misdemeanor for subsequent

(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.)

2125119016 Page: 5 of 5

## **UNOFFICIAL COPY**

## 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 accognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated	
	Signature: Juan Quiroz
	Grantor or Agent
Subscribed and sworn to before me By the said	WALDEMAR JUSZCZAK Official Seal Notary Public - State of Illinois My Commission Expires Sep 6, 2024
The grantee or his agent affirms and verifies the assignment of beneficial interest in a land trust is foreign corporation authorized to do business or partnership authorized to do business or acquire ar recognized as a person and authorized to do business State of Illinois.	active a natural person, an Illinois corporation of acquire and hold title to real estate in Illinois, and hold title to real estate in Illinois or other entity
Date	gnature: Joun Quiro z
•	Grantee or Agent
Subscribed and sworn to before me  By the said	WALDEMAR JUSZCZAK Official Seal Notary Public - State of Illinois My Commission Expires Sep 6, 2024
Notary Public	
Note: Any person who knowingly submits a false s be guilty of a Class C misdemeanor for the first off offenses.	tatement concerning the identity of a Grantee shall ense and of a Class A misdemeanor for subsequent

(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.)