

UNOFFICIAL COPY



Doc# 2126319027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2021 01:27 PM PG: 1 OF 4

Property of Cook County Clerk's Office

**QUIT CLAIM DEED  
STATUTORY (ILLINOIS)**

(Individual to Individual)

THE GRANTOR, DANIEL DIAZ, of the Village of Hanover Park, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to DANIEL DIAZ, as Trustee of the Daniel Diaz Trust, dated May 27, 2020, 7011 B Astor Avenue, Hanover Park, Illinois, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

(See attached legal description)

SUBJECT TO: Covenants and Restrictions of record

Permanent Real Estate Index Number(s): 06-25-302-055-0000

Address of Real Estate: 7011 B Astor Avenue, Hanover Park, Illinois 60133

Dated this 27<sup>th</sup> day of MAY, 2020.



PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

\_\_\_\_\_(SEAL)

[Signature] (SEAL)

DANIEL DIAZ

\_\_\_\_\_

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

\_\_\_\_\_

\_\_\_\_\_

REAL ESTATE TRANSFER TAX

20-Sep-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

06-25-302-055-0000

| 20210801645861 | 0-008-536-208

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State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that

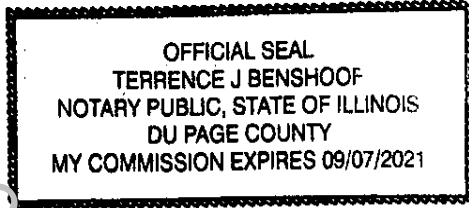
DANIEL DIAZ

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27<sup>th</sup> day MAY, 2020.

Commission expires 9/7/21

[Signature]  
NOTARY PUBLIC



This instrument was prepared by Terrence J. Benshoof, 170 Spring Ave., Glen Ellyn, IL 60137 (Name and Address)

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Terrence J. Benshoof  
(Name)

Daniel Diaz  
(Name)

4200 Cantera Dr., Suite 200  
(Address)

0 N 047 Beverly Street  
(Address)

Warrenville, IL 60555  
(City, State and Zip)

Wheaton, IL 60187  
(City, State and Zip)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. \_\_\_\_\_ and Cook County Ord. 93-0-27 par. 1e  
Date 9/20/21 Sign. [Signature]

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## Legal Description

Parcel 1: The South 30 Feet of the North 1104.5 Feet of Lot 5 in Block 15 in Unit 5 of Hanover Gardens First Addition, a Subdivision of Blocks 9 and 15 of Unit 3, Hanover Gardens First Addition, being a part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  and part of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 25, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1, as created by Declaration of Easements recorded October 22, 1973, as Document Number 22520450, (A) for ingress, egress, utilities and parking over the West 30 Feet of that part of Block 15, lying South of a line 65 Feet South of and parallel to the South Line of Lot 4 in said Block 15 (Except that Part falling in Parcel 1), (B) Easements for ingress, egress, and utilities over the North 29 Feet of that part of said Block 15 lying South of a line 65 Feet South of and parallel to the South Line of Lot 4 in said Block 15, (C) Easements for ingress and egress over the South 34 Feet of the North 244 Feet, the South 34 Feet of the North 459 Feet, the South 34 Feet of the North 674 Feet and the South 34 Feet of the North 889 Feet of that Part of Block 15 lying South of said line 65 Feet South of a parallel to the South line of Lot 4 in said Block 15 (except that part falling in Parcel 1 aforesaid), (D) Easement for ingress and egress over the West 3 Feet of the East 22 Feet of said Lot 5, except the North 94 Feet thereof, and except the South 30 Feet thereof, and except that Part falling in Parcel 1, all in Cook County, Illinois.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 8 | 20 | 2021

SIGNATURE: [Signature]  
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:

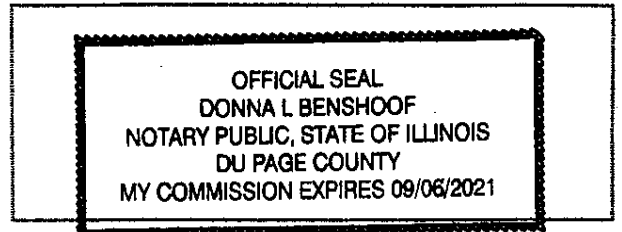
DONNA L. BENSHOOF

By the said (Name of Grantor): DANIEL DIAZ

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 20 | 2021

NOTARY SIGNATURE: [Signature]



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

DATED: 8 | 20 | 2021

SIGNATURE: [Signature]  
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:

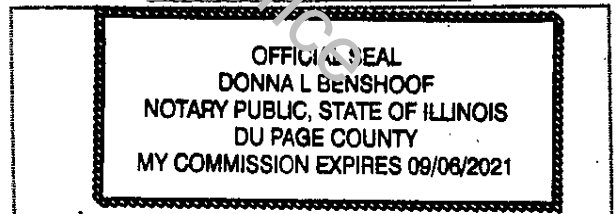
DONNA L. BENSHOOF

By the said (Name of Grantee): DANIEL DIAZ

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 20 | 2021

NOTARY SIGNATURE: [Signature]



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