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Doc#: 2128533183 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2021 11:50 AM Pg: 1 of 3

QUIT CLAIM DEED Illinois Statutory

Name and Address of Taxpayer:

Juan O. Garcia
4445 S Honore St
Chicago, IL 60609

Dec ID 20211001699748
City Stamp 0-794-314-896

THE GRANTOR, **EVELIA GARCIA**, a widow, of Chicago, Illinois, in consideration of the sum of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

THE GRANTEES, **JUAN O. GARCIA, unmarried, and ROCKY GARCIA unmarried, and ELVIS GARCIA, unmarried**, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common, but as **JOINT TENANTS**, to wit:

LOT 32 IN BLOCK 4 IN WARD'S SUBDIVISION OF BLOCKS 1, 4 AND 5 IN STONE AND WITHNEY'S SUBDIVISION OF PART OF SECTION 6 AND 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to all matters of record, including all property taxes, easements, mortgages and any encumbrances thereon.

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 said premises forever.

Permanent Real Estate Index Number: 20-06-408-019-0000

Address of Real Estate: 4445 S Honore St, Chicago, IL 60609

Dated this 27th day of May, 2021

x Evelia Garcia
EVELIA GARCIA

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EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) OF THE REAL ESTATE TRANSFER ACT, 35 ILCS 200/31-45(e)

* Evelia Garcia _____ DATE May 27, 2021
EVELIA GARCIA _____ DATE

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **EVELIA GARCIA** personally known to me to be the same person(s) whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 to before
me this 27 day of May 2021

Notary Public



This Document prepared by:
LAW OFFICES OF HUGO A. ORTIZ, P.C.
4440 S. Ashland Avenue
Chicago, Illinois 60609

REAL ESTATE TRANSFER TAX		08-Oct-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



20-06-408-019-0000 | 20211001699748 | 0-794-314-896

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

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STATEMENT BY GRANTOR AND GRANTEE

The **GRANTOR** or his/her agent affirms that, to the best of his/her 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 entities recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: May 27, 2021

SIGNATURE:

[Signature]
GRANTOR

Subscribed and sworn to before me
this 27 day of May, 2021



[Signature]
NOTARY PUBLIC

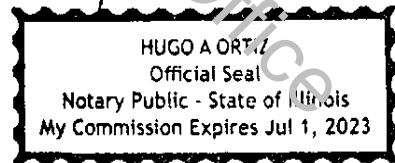
The **GRANTEE** or his/her agent affirms that, to the best of his/her knowledge, the name of the **GRANTEES** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: May 27, 2021

SIGNATURE:

[Signature]
GRANTEE

Subscribed and sworn to before me
this 27th day of May, 2021



[Signature]
NOTARY PUBLIC

Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach a deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)