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QUIT CLAIM DEED Illinois Statutory

Doc#: 2130025202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2021 04:06 PM Pg: 1 of 3

Dec ID 20211001620688

Mail to:

JORGE MONTANTE
363 MAJOR DR
NORTHLAKE IL 60164

Name & Address of Taxpayers:

JORGE MONTANTE
363 MAJOR DR
NORTHLAKE IL 60164

RECORDER'S STAMP

THE GRANTOR, **JORGE MONTANTE**, a single man, of 363 Major Dr., Northlake, IL 60164, and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, does hereby CONVEY and QUIT CLAIM to the GRANTEE, **JORGE MONTANTE AND MARIA PEREZ**, a single man and a single woman, of 363 Major Dr., Northlake, IL 60164, not as Tenants in Common or Tenants by the Entirety but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description:

LOT 17 IN BLOCK 16 IN SECTION 2 OF COUNTY CLUB ADDITION TO MIDLAND DEVELOPMENT COMPANY'S NORTH LAKE VILLAGE, A SUBDIVISION IN THE SOUTHWEST QUARTER (1/4) (EXCEPT THE SOUTH 100 RODS) THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) (EXCEPT THE SOUTH 100 RODS) THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) ALL IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-32-211-017-0000

Commonly Known Address: 363 Major Dr., Northlake, IL 60164

Subject to: covenants, conditions and restrictions of record; private, public and utility easements; and general real estate taxes for the year 2021 and subsequent years.

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

Dated this 25 day of OCTOBER, 2021.

Jorge Montante

JORGE MONTANTE

CITY
OF
NORTHLAKE



TRANSFER
STAMP

UNOFFICIAL COPY

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 **JORGE MONTANTE**, personally known to be the same person whose name subscribed to me 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 25 day of October, 2021.



 Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE

This instrument was prepared by:
 Artur Zadrozny, Zadrozny Law Firm LLC, 636 S River Rd, Suite 100-G, Des Plaines, IL 60016

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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: 10 | 25 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

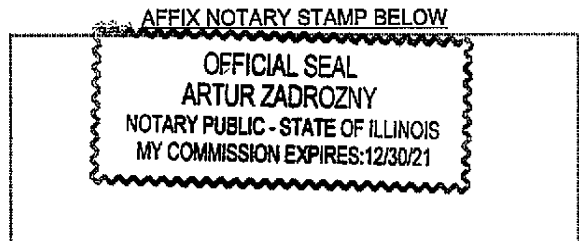
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: ARTUR ZADROZNY

By the said (Name of Grantor): JOSE ROMANO

On this date of: 10 | 25 | 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: 10 | 25 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

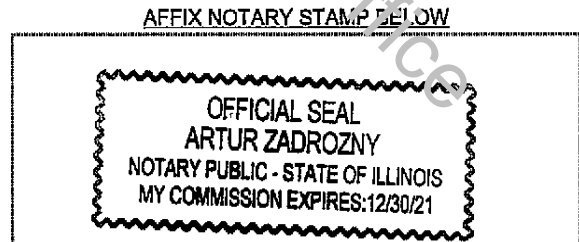
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: ARTUR ZADROZNY

By the said (Name of Grantee): JOSE ROMANO

On this date of: 10 | 25 | 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)**)