

UNOFFICIAL COPY

Doc#: 2134346294 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2021 01:24 PM Pg: 1 of 3



First American Title Insurance Company

Dec ID 20211201662232
ST/CO Stamp 0-345-887-376
City Stamp 2-144-522-896

QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual

FIRST AMERICAN TITLE
FILE # 31201055

Accom

THE GRANTOR, Mirna Rivera, Married to Raul Rivera. of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Mario Mijares, of 4553 W. 56th St. Unit 203C, Chicago, IL 60629 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 203 IN KING'S COURT CONDOMINIUM UNIT 2 AS DELINEATED ON SURVEY OF LOT 21 (EXCEPT THE SOUTH 324.16 FEET THEREOF) IN BLOCK 5 IN W.F. KAISER AND COMPANY'S ARDALE PARK SUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 33 FEET THEREOF FOR RAILROAD) OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL), WHICH IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FORD CITY BANK TRUST NUMBER 551 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23249675, TOGETHER WITH AN UNDIVIDED 3.04 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPROMISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

Survey

SUBJECT TO: Property taxes for the year 2021 and thereafter. Covenants, conditions and restrictions of record. Private, public and utility easements and roads and highways, Party wall rights and agreements, building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property

This property is not homestead as to Raul Rivera
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under provisions of paragraph E, section 4, of the real estate transfer act. *Jan King, agent*

Permanent Real Estate Index Number(s): 19-15-112-026-1015
Address(es) of Real Estate: 4553 W. 56th St. #203C, Chicago, IL 60629

Dated this 20th day of November, 20 21

X *Mirna Rivera*
Mirna Rivera

Accommodation recording only:
document not reviewed and
no insurance provided

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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 aforesaid, CERTIFY THAT Mirna Rivera, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 20th day of November, 20 21.



[Signature] (Notary Public)

Prepared by:
Jesus Perez Esq.
Jesus Perez and Associates
4111 S. Richmond
Chicago, IL 60632

Mail to:
Jesus Perez Esq.
Jesus Perez and Associates
4111 S. Richmond
Chicago, IL 60632

Name and Address of Taxpayer:
Mario Mijares
4553 W. 56th St. Unit 203C
Chicago, IL 60629

Property of Cook County Clerk's Office

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THIS INSTRUMENT WAS PREPARED BY:

Jesús Perez Esq.

4111 S. Richmond

Chicago, IL 60632

AFTER RECORDING, PLEASE MAIL TO:

Mario Mijares

4553 W. 56th St. Unit 203C

Chicago, IL 60629

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 11/20 2021

Numa Perea
Signature Grantor or Agent

Subscribed and sworn to before me this 20th day of November 2021

[Signature]
Notary Public



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.

Dated 11/20 2021

Numa Perea
Signature Grantee or Agent

Subscribed and sworn to before me this 20th day of November 2021

[Signature]
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)