

UNOFFICIAL COPY

**QUIT CLAIM DEED
ILLINOIS STATUTORY
Joint Tenants**



Doc# 2135512002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2021 11:02 AM PG: 1 OF 4

THE GRANTOR(S): Pedro Pedraza, Jr., of the Village of River Grove, 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: Pedro Pedraza, Jr. and Lucia Pedraza, not as tenants in common, but as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

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 said premises in joint tenancy.

Permanent Real Estate Index Number(s): 12-26-413-067-0000
Address (es) of Real Estate: 2521 N. Marwood St., River Grove, IL 60171.

Dated this 13th day of November, 20 21

Pedro Pedraza, Jr.



No 2108
CN. 12/1/21
Approved

REAL ESTATE TRANSFER TAX

21-Dec-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

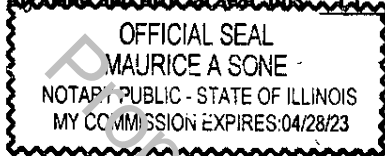
12-26-413-067-0000 | 20211201676385 | 2-049-874-576

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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, to Pedro Pedraza, Jr., 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 13th day of November, 20 21.



 (Notary Public)

Prepared by:

Law Offices of Maurice A. Sone, P.C.
831 N. Ashland Ave.
Chicago, IL 60622

Mail To:

Lucia Pedraza
2521 N. Marwood St.
River Grove, IL 60171

Name and Address of Taxpayer:

Lucia Pedraza
2521 N. Marwood St.
River Grove, IL 60171

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Exhibit "A" – Legal Description

LOT ELEVEN (11) IN CASTLE HOMES RESUBDIVISON OF THE EAST 191.32 FEET (EXCEPT THE SOUTH 100 FEET THEREOF) LOT FORTY-FOUR (44) OF VOLK BROS. THIRD ADDITION TO CHICAGO HOME GARDENS, A SUBDIVISION IN THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) AND PART OF THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID CASTLE HOMES RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TAN OF COOK COUNTY, ILLINOIS, ON MARCH 12, 1967, AS DOCUMENT NUMBER 1727017.


Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

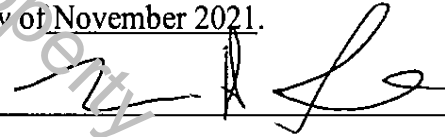
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 13, 2021,

Signature: 
Grantor or Agent


Subscribed and sworn to before
Me by the said GRANTOR
This 13TH day of November 2021.



NOTARY PUBLIC 

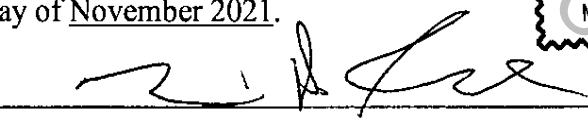
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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 November 13, 2021,

Signature: 
Grantee or Agent

Subscribed and sworn to before
Me by the said GRANTEE
This 13TH day of November 2021.



NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)