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Doc# 2135615032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2021 12:24 PM PG: 1 OF 3

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Lazaro Chavez
345 E. Kensington Avenue
Chicago, IL 60628

NAME & ADDRESS OF TAXPAYER:

Lazaro Chavez
345 E. Kensington Avenue
Chicago, IL 60628

THE GRANTORS LAZARO CHAVEZ, a Bachelor and JAIME CHAVEZ, a Bachelor

of the of , of the County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

LAZARO CHAVEZ, a Bachelor and ANNABEL FAVELA, a Single Woman, as Joint Tenants

of the Cook and the State of Illinois, all interest in the following described real estate situation in the County of , in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

LOT 15 IN BLOCK 3 IN KENSINGTON, A SUBDIVISION OF THE SOUTHWEST 2/3 OF 1 ACRES WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 22 AND LOTS 1 AND 4 IN ASSESSOR'S SUBDIVISION OF THE NORTH 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

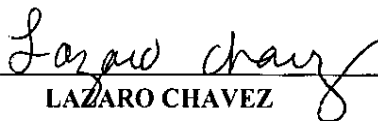
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants as common.



Permanent Index Number(s): 25-22-306-017-0000


Property Address: 345 E. Kensington Avenue, Chicago, IL 60628

Dated this 3rd day of December, 2021


LAZARO CHAVEZ (Seal)


JAIME CHAVEZ (Seal)

REAL ESTATE TRANSFER TAX		22-Dec-2021	
	COUNTY:	0.00	
	ILLINOIS:	0.00	
	TOTAL:	0.00	
25-22-306-017-0000 20211201657873 1-757-502-096			

REAL ESTATE TRANSFER TAX		22-Dec-2021	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
25-22-306-017-0000 20211201657873 1-429-494-416			

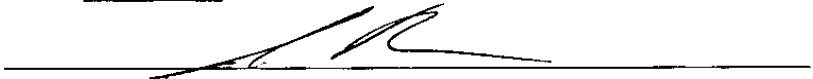
* Total does not include any applicable penalty or interest due.

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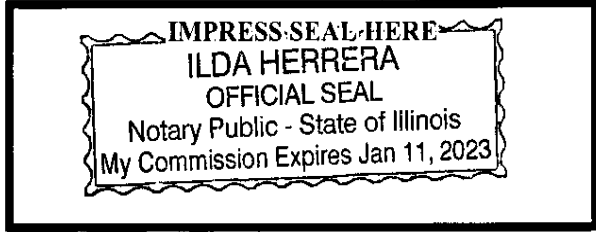
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Lazaro Chavez and Jaime Chavez** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 notarial seal this 3rd day of December, 21



Notary Public
My commission expires on 1/11/23.



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4, REAL ESTATE TRANSFER
ACT.
DATE: 12/3/21
Sandra Chavez
Signature of Buyer/Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

Property of Cook County Clerk's Office

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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: 12 | 3 | 2021

SIGNATURE *Jaime Chavez*
GRANTOR or AGENT

12 | 3 | 2021

SIGNATURE *Jaime Chavez*
GRANTOR or AGENT

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

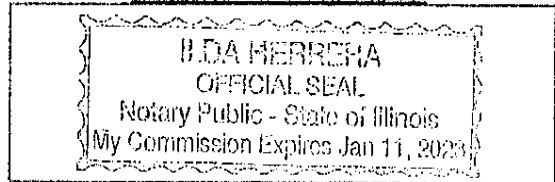
Subscribed and sworn to before me, Name of Notary Public:

ILDA HERRERA

By the said (Name of Grantor): Lazaro Chavez & Jaime Chavez

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 3 | 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: 12 | 3 | 2021

SIGNATURE *Jaime Chavez*
GRANTOR or AGENT

12 | 3 | 2021

SIGNATURE *Jaime Chavez*
GRANTOR or AGENT

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

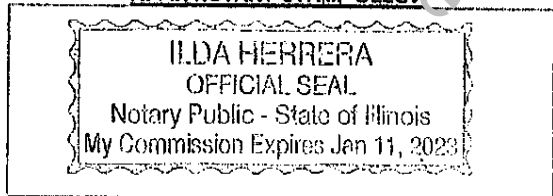
Subscribed and sworn to before me, Name of Notary Public:

ILDA HERRERA

By the said (Name of Grantor): Lazaro Chavez & Annabel Favela

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 3 | 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)**