

UNOFFICIAL COPY

QUITCLAIM DEED ILLINOIS STATUTORY

Doc#: 2203821022 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2022 07:46 AM Pg: 1 of 3

Dec ID 20211001608916
ST/CO Stamp 1-920-930-192

(the above space for Recorder's use only)

THE GRANTOR(S), Lucas C. Avila, married to Kayla M. Padilla, of 1540 Lombard Avenue, Berwyn, IL 60402 for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS his interest to Lucas C. Avila, Maria Avila and Eduardo Avila, of 1540 Lombard Avenue, Berwyn, IL 60402, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP the following described Real Estate situated in Cook County, Illinois, to wit:

LOT 17 IN BLOCK 8 IN W.F. KAISER AND COMPANY'S ARCADIA PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1540 Lombard Avenue, Berwyn, IL 60402

Property Index Number: 16-20-126-037-0000

Together with the tenements and appurtenances thereunto belonging.
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 16th day of October 2021.

Lucas Avila

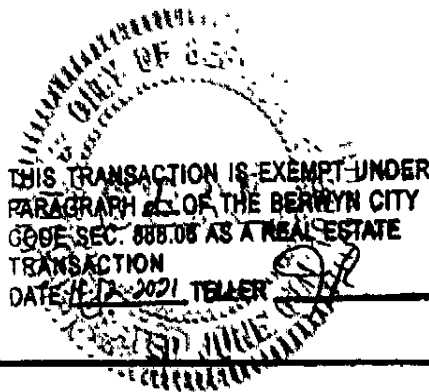
Lucas C. Avila

Kayla M. Padilla

Kayla M. Padilla

EXEMPT UNDER PROVISIONS OF SECTION E
OF PARA. 31-45 ILLINOIS REAL ESTATE TAX
LAW.

DATE _____



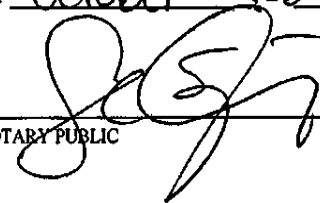
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State of Illinois)
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lucas C. Avila and Kayla M. Padilla personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 16th day of October, 2021

Commission expires 09/21, 2025


NOTARY PUBLIC



This instrument was prepared by



ALEXANDER ECHEVARRIA
830 North Blvd.
Suite A
Oak Park, IL 60301

Property of Cook County Clerk's Office

Mail To:

Lucas C. Avila and Eduardo Avila
1540 Lombard Avenue
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:
Lucas C. Avila and Eduardo Avila
1540 Lombard Avenue
Berwyn, IL 60402

REAL ESTATE TRANSFER TAX		U.S. FED. GOV.	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
16-20-126-037-0000		20211001608916 1-820-930-192	

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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 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 and hold title to real estate under the laws of the State of Illinois.

Date: 10/16/2021

Signature: [Handwritten Signature]
Grantor or Agent

Grantor or Agent



Subscribed and Sworn before me on 10/16/2021 (date)

[Handwritten 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 and hold title to real estate under the laws of the State of Illinois.

Date: 10/16/2021

Signature: _____
Grantor or Agent

Grantor or Agent



Subscribed and Sworn before me on 10/16/2021 (date)

[Handwritten 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 a Class A misdemeanor for subsequent offenses.