

# UNOFFICIAL COPY

Doc#: 2204112423 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/10/2022 12:58 PM Pg: 1 of 4

**This Document Prepared By:  
After Recording, Return and  
Mail To:**

Dec ID 20211201671515

**LAGEOTAKES LAW FIRM  
THOMAS LAGEOTAKES  
1699 E WOODFIELD RD SUITE 400  
SCHAUMBURG, IL 60173**

City Stamp 1-728-254-352

**Mail Tax Statements To:**

Jason Flores and Zimuzor Ugochukwu  
3 S 490 Lambe Lane  
Naperville, IL 60563

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

The Grantors,

JASON FLORES and ZIMUZOR UGOCHUKWU, husband and wife,

Whose mailing address is 50 Yorktown Shopping Center Apt 434, Lombard, IL 60148;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

JASON FLORES and ZIMUZOR UGOCHUKWU, as co-Trustees of THE FLORES LIVING TRUST, U/A dated August 25, 2021, the GRANTEE,

Whose mailing address is 3 S 490 Lambe Lane, Naperville, IL 60563;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 13-14-411-022-0000

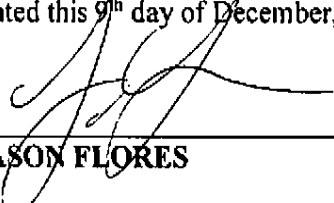
Site Address: 4205 N BERNARD ST CHICAGO, IL.

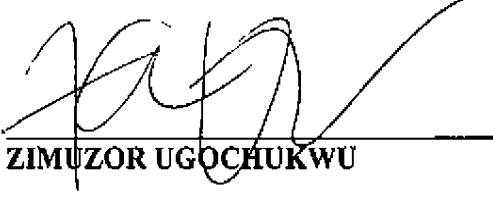
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

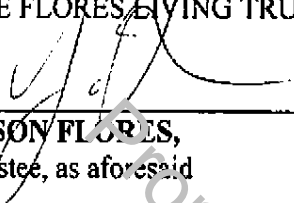
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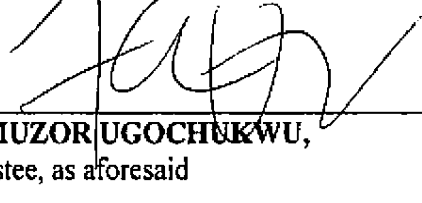
Dated this 9<sup>th</sup> day of December, 2021.

  
\_\_\_\_\_  
**JASON FLORES**

  
\_\_\_\_\_  
**ZIMUZOR UGOCHUKWU**

The foregoing transfer of title/conveyance is hereby accepted by JASON FLORES and ZIMUZOR UGOCHUKWU, of 3 S 490 Lambe Lane, Naperville, IL 60563, as co-Trustees under the provisions of THE FLORES LIVING TRUST.

  
\_\_\_\_\_  
**JASON FLORES,**  
Trustee, as aforesaid

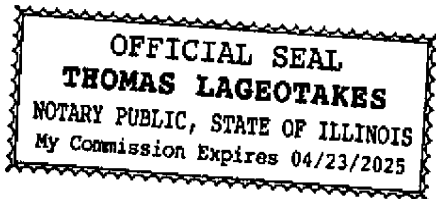
  
\_\_\_\_\_  
**ZIMUZOR UGOCHUKWU,**  
Trustee, as aforesaid


STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )


The foregoing instrument was acknowledged before me on this December 9, 2021, by JASON FLORES and ZIMUZOR UGOCHUKWU.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 4/23/25



"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"	
11-9-2021	
Date	Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	02-Feb-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-14-411-022-0000 | 20211201671515 | 1-728-254-352

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

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## EXHIBIT A

LOT 27 IN BLOCK 4 IN A. W. HILL AND COMPANY'S BOULEVARD ADDITION TO IRVING PARK, BEING A SUBDIVISION BY ALONZO H. HILL, OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

and more commonly known as 4205 N BERNARD ST CHICAGO, IL 60618.

TAX PARCEL NUMBER: 13-14-411-022-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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.

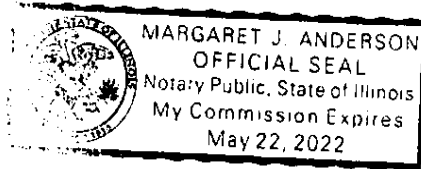
Dated this 9<sup>th</sup> day of December, 2021.

*Thomas Lageotakes*  
**Thomas Lageotakes**

Subscribed and sworn to before me by the said Thomas Lageotakes, this 9<sup>th</sup> day of December, 2021.

Notary Public: *Margaret J Anderson*

*Thomas Lageotakes*  
**Thomas Lageotakes**



The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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.

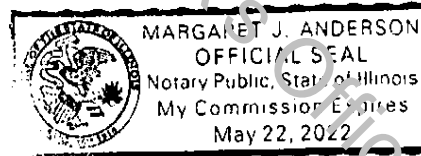
Dated this 9<sup>th</sup> day of December, 2021.

*Thomas Lageotakes*  
**Thomas Lageotakes**

Subscribed and sworn to before me by the said Thomas Lageotakes, this 9<sup>th</sup> day of December, 2021.

Notary Public: *Margaret J Anderson*

*Thomas Lageotakes*  
**Thomas Lageotakes**



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.)