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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



2205916033D

Doc# 2205916033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2022 04:37 PM PG: 1 OF 3

THE GRANTOR(S), Juventina Negrete, widow, Pablo Negrete, a married person, Juan Negrete, single person, Julia Negrete, single person, and Jorge Negrete, single person, as Heirs at Law of Pablo A. Negrete, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Juventina Negrete, Individual, (GRANTÉE'S ADDRESS) 5204 South Mozart Street, Chicago, Illinois 60632 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:

LOT 3 AND LOT 2 (EXCEPT THE NORTH 14 FEET) IN BLOCK 7 IN PHARE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 19-12-314-049-0000

Address(es) of Real Estate: 5204 South Mozart Street, Chicago, Illinois 60632

Dated this 15th day of January, 2022

Juventina Negrete
Juventina Negrete

Juan Negrete
Juan Negrete

Pablo Negrete
Pablo Negrete

Julia Negrete
Julia Negrete

Jorge Negrete
Jorge Negrete

REAL ESTATE TRANSFER TAX 28-Feb-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

19-12-314-049-0000 | 20220201614662 | 1-217-001-872

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

REAL ESTATE TRANSFER TAX 28-Feb-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

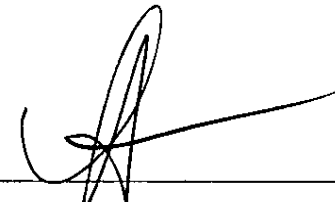
19-12-314-049-0000 | 20220201614662 | 0-235-796-880

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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 Juventina Negrete, Pablo Negrete, Juan Negrete, Julia Negrete, and Jorge Negrete, 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 15th day of January, 2022



(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 1-15-2022

Juventina Negrete
Signature of Buyer, Seller or Representative

Prepared By: Luis Martinez - Attorney at Law
4111 West 63rd Street
Chicago, Illinois 60629-5007

Mail To:
Juventina Negrete
5204 South Mozart Street
Chicago, Illinois 60632

Name & Address of Taxpayer:
Juventina Negrete
5204 South Mozart Street
Chicago, Illinois 60632

Proprietary 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 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 1-15-2022

Signature *Arantxa Negrete*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 15th DAY OF January, 2022.

NOTARY PUBLIC _____



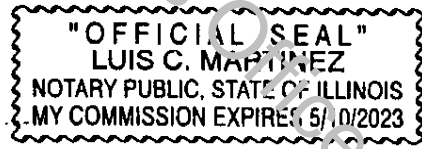
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 1-15-2022

Signature *Arantxa Negrete*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 15th DAY OF January, 2022.

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