

UNOFFICIAL COPY

Doc#: 2207339401 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2022 02:28 PM Pg: 1 of 3

Dec ID 20220301646718

City Stamp 1-684-362-640

QUIT CLAIM DEED STATUTORY (ILLINOIS)

GRANTOR, ELIAS BANDA, married to MARIA BANDA, of 2144 N. Kilbourn Ave, Chicago in the County of COOK and the State of ILLINOIS, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to, GRANTEE, ELIAS BANDA, a married man, GUILLERMO BANDA and VANESSA A. BARBOZA, husband and wife, of 2144 N. Kilbourn Ave, Chicago not as Tenants in Common, but as JOINT TENANTS with rights of survivorship, the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 6 IN BLOCK 2 IN DICKEY AND BAKER'S NORTHWEST ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2144 N. KILBOURN AVE, CHICAGO, IL 60639
PIN(s): 13-34-120-024-0000

Subject to: (1) Covenants, conditions, and restrictions of record. (2) General real estate taxes for the tax year 2021 and subsequent years.

Dated: November 10, 2021

Elías Banda
ELIAS BANDA

Maria Banda
MARIA BANDA*

*signing solely for waiver of Homestead Rights

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ELIAS BANDA and MARIA BANDA personally known to me to be the same

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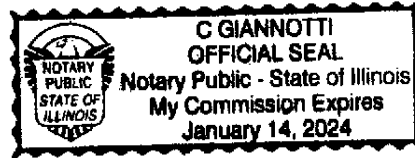
person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of November, 2021.

Commission expires: 01/14/2024




NOTARY PUBLIC



Exempt under Illinois Real Estate Transfer Tax Act 35ILCS 200/3-45 SUB PAR. (e)


DATE: 11/10/21

SIGNATURE: 

Send Recorded Deed to:
ELIAS BANDA, GUILLERMO BANDA
and VANESSA A. BARBOZA
2144 N. KILBOURN AVE
CHICAGO, IL 60639

Send Future Tax Bills to:
ELIAS BANDA, GUILLERMO BANDA
and VANESSA A. BARBOZA
2144 N. KILBOURN AVE
CHICAGO, IL 60639

Prepared by:
DiChristofano & Associates LLC, 7521 N. Milwaukee Avenue, Niles, IL 60714.

REAL ESTATE TRANSFER TAX	11-MAR-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-34-120-024-0000 | 20220301646718 | 1-684-362-640

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

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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: 11 | 10 | 20 21

SIGNATURE: Elias Banda
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:

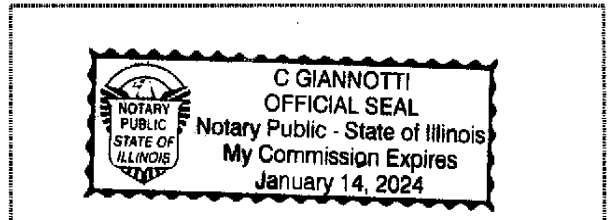
CHRISTIAN GIANNOTTI

By the said (Name of Grantor): ELIAS BANDA

On this date of: 11 | 10 | 20 21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 11 | 10 | 20 21

SIGNATURE: [Signature]
GRANTEE or AGENT

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

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

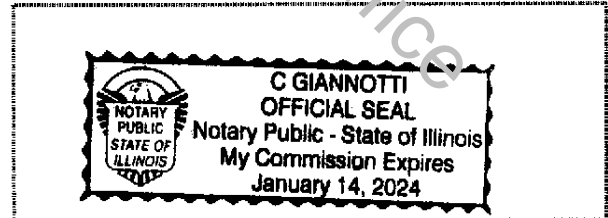
CHRISTIAN GIANNOTTI

By the said (Name of Grantee): Guillermo Banda

On this date of: 11 | 10 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)