

# UNOFFICIAL COPY



\*22111150200\*

## QUIT CLAIM DEED

Doc# 2211115020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2022 01:58 PM PG: 1 OF 4

**THE GRANTOR(S)** Francisco Velazquez and Elena Bahena, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to Abel Velazquez and Elena Bahena, in Joint Tenancy in the following described Real Estate situated in Cook County, Illinois, commonly known as 5925 S. Francisco Ave., Chicago, IL 60629. Permanent Index Number (PIN): 19-13-306-013-0000, legally described as:

LOT 14 ON BLOCK 2 IN COBE AND MCKINNON'S 63<sup>RD</sup> STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; and unconfirmed special governmental taxes or assessments for improvements not yet completed.

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 SAID PREMISES, Individually.**

**County-Illinois transfer stamps exempt** under provisions of paragraph E Section 45, Real Estate Transfer Tax Law.

Date: 04-04-2022.

*Francisco Velazquez*

### REAL ESTATE TRANSFER TAX

21-Apr-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-13-306-013-0000 | 20220401687444 | 0-813-202-320

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

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FRANCISCO VELAZQUEZ

Elena Bahena

ELENA BAHENA

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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STATE OF ILLINOIS )

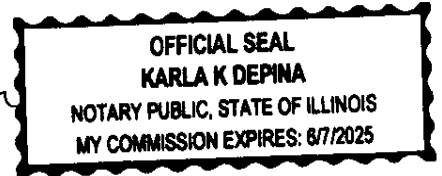
)ss.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANCISCO VELAZQUEZ and ELENA BAHENA, personally known to me to be the same persons whose names are subscribed in 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 4<sup>th</sup> day of April, 2022

06/07/2025  
Commission expires



NOTARY PUBLIC

This instrument was prepared by: Jorge L. Montes of Montes & Associates, 831 N. Ashland Ave. Chicago, IL 60622

**MAIL TO:**

ABEL VELAZQUEZ  
5925 S. FRANCISCO AVE.  
CHICAGO, IL 60629

**SEND SUBSEQUENT TAX BILLS TO:**

ABEL VELAZQUEZ  
5925 S. FRANCISCO AVE.  
CHICAGO, IL 60629

**REAL ESTATE TRANSFER TAX**

21-Apr-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-13-306-013-0000

| 20220401687444 | 1-874-836-368

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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: 4 14 1, 20 22

SIGNATURE: Francisco Velazquez  
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:

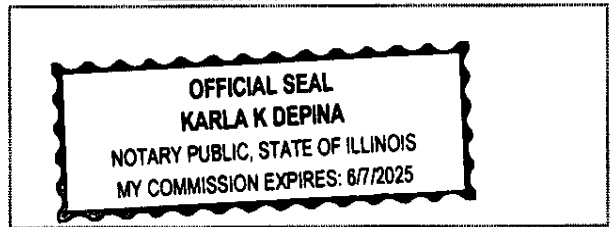
Karla K. Depina

By the said (Name of Grantor): Francisco Velazquez

On this date of 4 14 1, 20 22

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: 4 14 1, 20 22

SIGNATURE: Francisco Velazquez  
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:

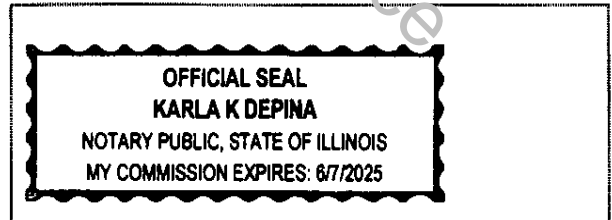
Karla K. Depina

By the said (Name of Grantee): Abel Velazquez

On this date of 4 14 1, 20 22

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)**)