

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory



22151190190

MAIL TO:
Martin Navarro
Victor Lozano
13039 Division Street
Blue Island, IL 60406

Doc# 2215119019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2022 01:40 PM PG: 1 OF 3

NAME & ADDRESS OF
TAXPAYER:
Martin Navarro
Victor Lozano
13039 Division Street
Blue island, IL 60406

THE GRANTORS, MARTIN NAVARRO, a married man, of the Village of Frankfort, County of Will, State of Illinois, and VICTOR LOZANO, divorced and not remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid

CONVEY AND QUIT CLAIM TO MARTIN NAVARRO and VICTOR LOZANO of

| | | | |
|-----------------------|-------------|----------|-------|
| 13039 Division Street | Blue Island | Illinois | 60406 |
| Grantee's Address | City | State | Zip |

As tenants in common, and not as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 14 IN BLOCK 5 IN COVE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


This is not homestead property.

Permanent Index Number(s): 19-13-408-028-0000

Property Address: 6038 S. Fairfield Avenue, Chicago, Illinois 606

DATED this 2nd day of November, 2021.


MARTIN NAVARRO


VICTOR LOZANO

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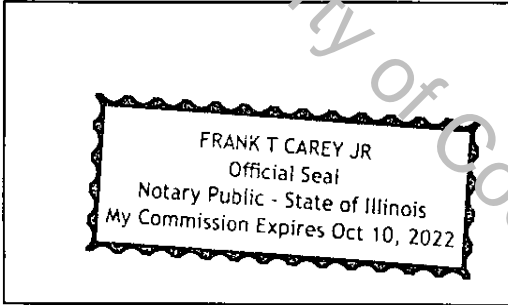
State of Illinois)
)
County of Cook) ss.


I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Martin Navarro and Victor Lozano personally known to me to be the same persons whose names 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, as such Guardian, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 2nd day of November, 2021.



Notary Public
My commission expires on 10/10, 2022




| REAL ESTATE TRANSFER TAX | | 31-May-2022 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

19-13-408-028-0000 | 20220501620606 | 1-429-749-840
* Total does not include any applicable penalty or interest due.

IMPRESS SEAL HERE

COUNTY ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH e
SECTION 4, REAL ESTATE TRANSFER ACT.



11/2/21
DATE



BUYER, SELLER, OR
REPRESENTATIVE

NAME AND ADDRESS OF PREPARER:
CAREY AND CAREY
ATTORNEYS AT LAW
13004 SO. WESTERN AVENUE
BLUE ISLAND, IL 60406

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

| REAL ESTATE TRANSFER TAX | | 31-May-2022 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

19-13-408-028-0000 | 20220501620606 | 1-341-145-168

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 11 | 2 | 2021

SIGNATURE: Martin Navarro
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:

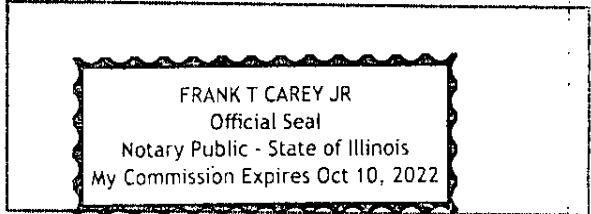
Frank T Carey

By the said (Name of Grantor): Martin Navarro

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 2 | 2021

NOTARY SIGNATURE: Frank T Carey



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

DATED: 11 | 2 | 2021

SIGNATURE: Martin Navarro
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:

Frank T Carey

By the said (Name of Grantee): Martin Navarro

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 2 | 2021

NOTARY SIGNATURE: Frank T Carey



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)