

UNOFFICIAL COPY

Doc#: 2215418175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/03/2022 10:10 AM Pg: 1 of 5

QUIT CLAIM DEED DEED IN TRUST

Dec ID 20220601635313

THE GRANTORS, VICTORIA PEDRAZA
a Widow, JOSEPH D. PEDRAZA and
TERESA PEDRAZA, of Oak Lawn, IL., husband
and wife, not as Tenants in Common,
but as Joint Tenants, with full rights of
Survivorship, for and in consideration of
TEN DOLLARS (\$10.00), in hand paid and
other good and valuable considerations,
do hereby: CONVEY AND QUIT CLAIM
unto JOSEPH D. PEDRAZA and TERESA
PEDRAZA as the Trustees of THE PEDRAZA
FAMILY TRUST, dated July 22, 2019
all interest in the following described real estate
situated in the County of Cook, in the State of
Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED
ADDRESS OF PROPERTY: 9816 S. Tulley Ave. Oak Lawn, IL 60453
PROPERTY INDEX NUMBER: 24-09-217-018-0000

SUBJECT ONLY TO ANY COVENANTS AND RESTRICTIONS OF RECORD; PUBLIC AND
UTILITY EASEMENTS; GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE
TIME OF CLOSING; HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY
VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED this 23rd day of December, 2020.

Victoria Pedraza by Joseph D Pedraza as agent Joseph D. Pedraza
VICTORIA PEDRAZA JOSEPH D. PEDRAZA

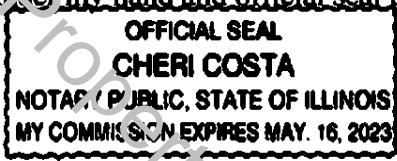
Teresa Pedraza
TERESA PEDRAZA

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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 VICTORIA PEDRAZA, JOSEPH D. PEDRAZA and TERESA PEDRAZA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 23rd day of December, 2020.



[Signature]
Notary Public

Exempt from real estate transfer taxes pursuant to 35 ILCS 200/31-45(e).

Joseph D. Pedraza Grantor 12/23/20
Teresa Pedraza Grantor 12/23/20

PREPARED BY: Cheri Costa Law LLC, 15255 S. 94th Avenue, Suite 500 Orland Park, IL 60462

MAIL TO:
Cheri L. Costa
Cheri Costa Law LLC
15255 S. 94th Avenue, Suite 500
Orland Park, IL 60462

MAIL TAX BILLS TO:
The Pedraza Family Trust
9816 S. Tulley Ave.
Oak Lawn, IL 60453

Notary Public's Office

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LEGAL DESCRIPTION

LOT 4 IN WEIDNER'S SUBDIVISION OF THE NORTH 2/3 OF BLOCK 41 IN SUBDIVISION OF CERTAIN UNSUBDIVIDED BLOCKS IN MINNICKS OAK LAWN SUBDIVISION BEING A SUBDIVISION OF THE NORTH WEST ¼ AND THE WEST 20 ACRES OF THE NORTH EAST ¼ OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Property 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 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.

Date: 12/23/2020

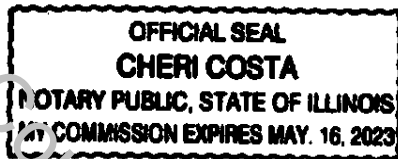
Signature: Victoria Pedraza by agent,
Joseph D. Pedraza
VICTORIA PEDRAZA

Signature: Joseph D. Pedraza
JOSEPH D. PEDRAZA

Signature: Teresa Pedraza
TERESA PEDRAZA

SUBSCRIBED and SWORN to before me by the said Victoria Pedraza, Joseph Pedraza this 23 day of December, 2020.

[Signature]
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.

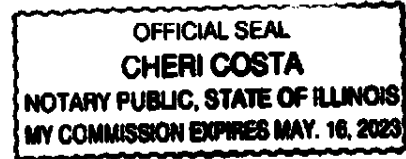
Date: 12-23/2020

Signature: Joseph D. Pedraza
JOSEPH D. PEDRAZA

Signature: Teresa Pedraza
TERESA PEDRAZA

SUBSCRIBED and SWORN to before me by the said Teresa Pedraza and Joseph Pedraza this 23rd day of December, 2020.

[Signature]
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 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.]

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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9816 S TULLEY AVE

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 25TH day of MAY, 2022

Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

25TH Day of MAY, 2022

