

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Individual to Individual  
Illinois Statutory

Doc#: 2215706168 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/06/2022 08:44 AM Pg: 1 of 3

### MAIL TO:

Emiliano Feliciano  
Elizabeth M. Feliciano  
2424 N Francisco Ave  
Chicago, IL 60647

Dec ID 20220501628870  
ST/CO Stamp 1-536-278-608  
City Stamp 1-879-949-392

### NAME & ADDRESS OF TAXPAYERS:

Emiliano Feliciano  
Elizabeth M. Feliciano  
2424 N Francisco Ave  
Chicago, IL 60647

THE GRANTOR(S), **EMILIANO FELICIANO**, an unmarried man, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid,

CONVEYS AND QUIT CLAIMS to **EMILIANO FELICIANO**, an unmarried man, and **ELIZABETH M. FELICIANO**, an unmarried woman, of 2424 N Francisco Ave Chicago, IL 60647, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, not as tenants in common, but as joint tenants with right of survivorship, to wit:

LOT 31 IN BLOCK 7, IN GEO. A. SEAVERNS SUBDIVISION, IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: (1) Easements, restrictions and conditions of record; and (2) General real estate taxes for 2021 and subsequent years.

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 not as tenants in common, but as joint tenants, with right of survivorship, forever.

Permanent Index Number: 13-25-322-025-0000  
Property Address: 2424 N Francisco Ave Chicago, IL 60647

DATED THIS 25 day of MAY, 2022

  
\_\_\_\_\_  
EMILIANO FELICIANO (SEAL)

\_\_\_\_\_  
(SEAL)

Old Republic Title  
9601 Southwest Highway  
Oak Lawn IL 60453  
File: 22150517 1/2

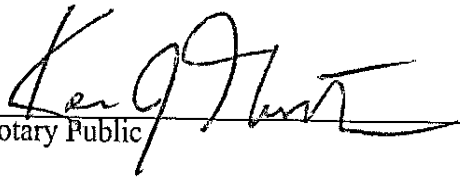
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STATE OF ILLINOIS }  
COUNTY OF Cook } SS

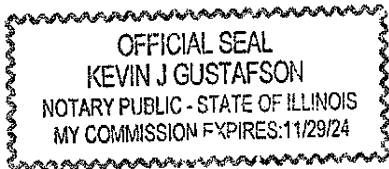
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **EMILIANO FELICIANO** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 notarial seal this 25 day of MAY, 2022.

My commission expires on 11-29-2024

  
Notary Public

IMPRESS SEAL HERE





COOK COUNTY ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 4, REAL ESTATE TRANSFER ACT  
DATE: 5/25/22  
Emiliano Feliciano  
Buyer, Seller, or Representative


NAME AND ADDRESS OF PREPARER:

Joseph V. Maggio  
Attorney at Law  
1218 W. Northwest Highway  
Palatine, Illinois 60067

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

REAL ESTATE TRANSFER TAX		02-JUN-2022	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

13-25-322-025-0000 | 20220501628870 | 1-536-278-608

REAL ESTATE TRANSFER TAX		02-JUN-2022	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *

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

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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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 5-25-2022

SIGNATURE \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 25 (th) day of May, 2022

Notary Public Maria Serwy



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 , 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: 5-25-2022

SIGNATURE \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 25 (th) day of May, 2022

Notary Public Maria Serwy



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.