



\*2217457011\*

Return To:  
Juan Venegas and Brenda Sotelo  
Moreno  
4854 South Throop Street  
Chicago, IL 60609

Doc# 2217457011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2022 10:21 AM PG: 1 OF 5

This Instrument Prepared by:  
Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

Mail Tax Statements To:  
Juan Venegas and Brenda Sotelo  
Moreno  
4854 South Throop Street  
Chicago, IL 60609

This space for recording information only

Order #: TCEL-187231-IL

QUITCLAIM DEED

Tax Exempt under the Real Estate Property Transfer Act, Parag. E.

Juan Venegas  
Juan Venegas

05/26/22  
Date

GRANTOR,

Juan Venegas, an unmarried man  
4854 South Throop Street  
Chicago, IL 60609

for and in consideration of Zero AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,

Juan Venegas, an unmarried man and Brenda Sotelo Moreno, an unmarried woman  
4854 South Throop Street  
Chicago, IL 60609

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 20-08-113-048-0000  
Property Address: 4854 South Throop Street Chicago, IL 60609

Preparer has examined no underlying title documentation regarding this deed

| REAL ESTATE TRANSFER TAX | 23-Jun-2022 |
|--------------------------|-------------|
| CHICAGO:                 | 0.00        |
| CTA:                     | 0.00        |
| TOTAL:                   | 0.00 *      |



| REAL ESTATE TRANSFER TAX | 23-Jun-2022 |
|--------------------------|-------------|
| COUNTY:                  | 0.00        |
| ILLINOIS:                | 0.00        |
| TOTAL:                   | 0.00        |



20-08-113-048-0000 | 20220601655589 | 0-723-380-304

20-08-113-048-0000 | 20220601655589 | 1-854-236-752

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

# UNOFFICIAL COPY

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

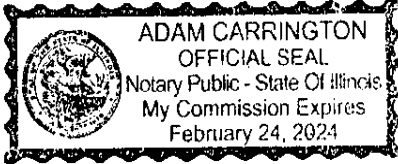
Juan Venegas  
Juan Venegas

05/26/22  
Date

State of Illinois

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this May 26, 2022, Juan Venegas and Consuelo Yadira Moreno Flores, who is personally known to me or has produced State ID as identification and who signed this instrument willingly.



Adam Carrington  
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.



# UNOFFICIAL COPY

## EXHIBIT "A"

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

Lot 23 in Block 1 in William IL Rand's Subdivision of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

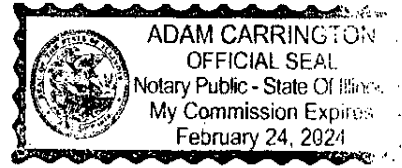
# UNOFFICIAL COPY

## 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 assignment of beneficial interest in land trust is either a. natural person, and 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 05/26/22, 2022 Signature: Juan Venegas  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Juan Venegas  
this 26th day of May, 2022

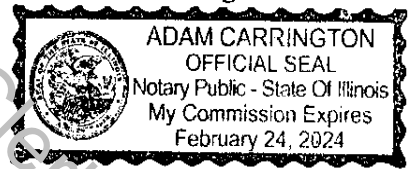


NOTARY PUBLIC Adam Carrington

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 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 May, 26, 2022 Signature: Brenda Sotelo Moreno and Juan Venegas  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Brenda Sotelo Moreno and Juan Venegas  
This 26th day of May, 2022



NOTARY PUBLIC Adam Carrington

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)