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QUIT CLAIM DEED Statutory (Illinois)

Mail To:
Mr. Felipe Sosa Rivera Jr.
2238 N. Leamington Avenue
Chicago, IL 60639

Doc#: 2219604185 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2022 12:36 PM Pg: 1 of 4

Dec ID 20220701671275
ST/CO Stamp 0-594-461-776
City Stamp 1-131-332-688

This document prepared by:
Estela R. Unzueta
Unzueta Law Group, P.C.
115 West Main Street
Bensenville, IL 60106

The Grantors, **FELIPE SOSA, JR., ALSO KNOWN AS FELIPE SOSA RIVERA, JR.**, an unmarried man, and **MIGUEL SOSA**, a married man, and **JAIME CARDOSO**, an unmarried man of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and quit claims to Grantee, **FELIPE SOSA, JR., ALSO KNOWN AS FELIPE SOSA RIVERA, JR.**, an unmarried man, of 2238 North Leamington Avenue, City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN PAWLOWSKI AND ZYGMUNTS RESUBDIVISION OF LOTS 1 AND 12 IN BLOCK 8 IN CHICAGO LAND INVESTMENT COMPANY'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID RESUBDIVISION, RECORDED JANUARY 20, 1922 AS DOCUMENT 7382239, IN COOK COUNTY, ILLINOIS.

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 forever.

Permanent Index Number: 13-33-207-028-0000

USI
Office

NOT HOMESTEAD PROPERTY AS **JOMIGUEL SOSA AND SPOUSE**

Address of Real Estate: 2238 North Leamington Avenue, Chicago, Illinois 60639

SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

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Dated this 23 day of June, 2022

Felipe Sosa, Jr. AKA Felipe Sosa Rivera)
 Felipe Sosa, Jr., Also Known As)
 Felipe Sosa Rivera, Jr.)

Miguel Sosa)
 MIGUEL SOSA)

Jaime Cordoso
 JAIME CARDOSO

STATE OF ILLINOIS)
) ss
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **FELIPE SOSA, JR., ALSO KNOWN AS FELIPE SOSA RIVERA, JR.**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 23 day of June, 2022.

My Commission expires May 11th 2024

[Signature]
 Notary Public



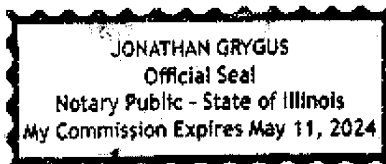
STATE OF ILLINOIS)
) ss
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **MIGUEL SOSA**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 23 day of June, 2022.

My Commission expires May 11th 2024

[Signature]
 Notary Public



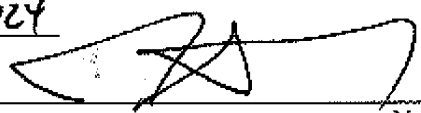
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

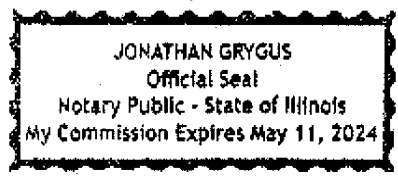
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **JAIME CARDOSO**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 23 day of June, 2022.

My Commission expires May 11th 2024

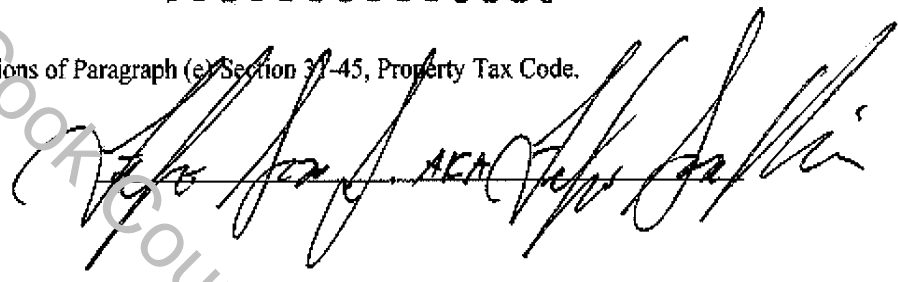


Notary Public




This conveyance is exempt under the provisions of Paragraph (e) Section 31-45, Property Tax Code.

6-23-2022





Mail Future Tax Bills to: Mr. Felipe Sosa Rivera Jr.
2238 N. Leamington Avenue
Chicago, IL 60639

REAL ESTATE TRANSFER TAX		07-Jul-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-33-207-028-0000 | 20220701671275 | 1-131-332-688

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

REAL ESTATE TRANSFER TAX		07-Jul-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-33-207-028-0000 | 20220701671275 | 0-594-461-776

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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: 23 June 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

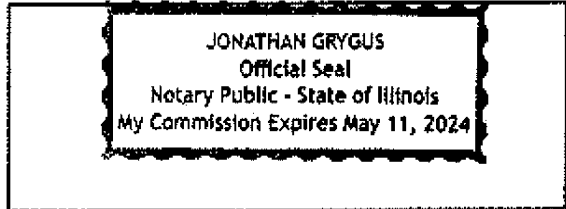
Subscribed and sworn to before me, Name of Notary Public: Jonathan Grygus

By the said (Name of Grantor): Miguel Sosa

On this date of: 23 June 2022

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: 27 June 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

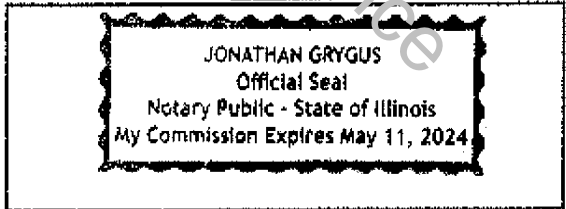
Subscribed and sworn to before me, Name of Notary Public: Jonathan Grygus

By the said (Name of Grantee): FELIPE SOSA JR AKA FELIPE SOSA RIVERA JRU

On this date of: 23 June 2022

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)