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2220915022

Doc# 2220915022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2022 01:41 PM PG: 1 OF 3

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Olga C. Pedroza
3855 W 55th St.
Chicago, IL 60632

NAME & ADDRESS OF TAXPAYER:

Olga C. Pedroza
3855 W. 55th St.
Chicago, IL 60632

THE GRANTORS Fernando Cortez of the 3855 W. 55th St., Chicago, IL 60632

of the County of Cook, of the County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

Fernando Cortez and Olga C. Pedroza

of the County and the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

Lot 22 (except the East 17 feet thereof) and the 23 feet of Lot 23 in Block 3 in James H. Campbell's Addition to Chicago in the Northwest 1/4 of Section 14, Township 38 North, Range 13, East of the Third Principal Meridian, 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 the above granted premises unto the parties of the second part forever.

Permanent Index Number(s): 19-14-101-050-0000

Property Address: 3855 W. 55th St., Chicago, IL 60632

Dated this ___ day of _____, 2022

Fernando Cortez (Seal)
(Print or type name here)

Olga C. Pedroza (Seal)
(Print or type name here)

(Print or type name here)

(Print or type name here)

REAL ESTATE TRANSFER TAX		28-Jul-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		28-Jul-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-14-101-050-0000 | 20220701693655 | 0-241-122-384

19-14-101-050-0000 | 20220701693655 | 2-041-855-056

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

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STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT 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 signed, sealed and delivered the said instrument as 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 30th day of May, 2022

Brittany Banales

Notary Public
My commission expires on 8/26/2024



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Estela Velazquez
1621 S. 49th Ave.
Cicero IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH
"E" SECTION 31-45 PROPERTY TAX CODE.

DATE:

[Signature]
Signature of Buyer, Seller or Representative

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

Property of Cook County Clerk's Office

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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: 5 | 18 | 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:

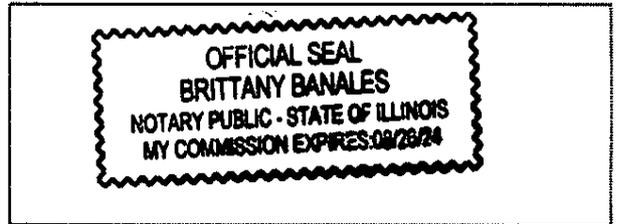
Brittany Banales

By the said (Name of Grantor): Fernando Cortez

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 18 | 2022

NOTARY SIGNATURE: Brittany Banales



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: 5 | 18 | 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:

Brittany Banales

By the said (Name of Grantee): Fernando Cortez/Olgac Pedroza

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 18 | 2022

NOTARY SIGNATURE: Brittany Banales



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)**)