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Doc#: 2224533526 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2022 04:20 PM Pg: 1 of 4

GIT # 41072314 (1/2)
QUIT CLAIM DEED

Dec ID 20220801620088
ST/CO Stamp 1-818-241-616
City Stamp 2-141-309-520

THE GRANTOR, Jesus Magana,*
Ricardo Padilla Magana and Laura
Elena Marquez Munoz of Chicago,
State of Illinois, for and in
consideration of Ten and 00/100
Dollars, and other good and valuable
consideration, the receipt and
sufficiency of which is hereby
acknowledged, **CONVEY(S)** and
QUIT CLAIM(S) to

Ricardo Padilla Magana and Laura Elena Marquez Munoz, a married couple of the State of Illinois,
as tenants by the entirety, the following described Real Estate:

LOT 14 IN BLOCK 7 IN ARTHUR MCINTOSH'S 63RD STREET ADDITION BEING A
SUBDIVISION OF THE WEST OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMONLY KNOWN AS: 6040 South Tripp Avenue, Chicago IL 60629

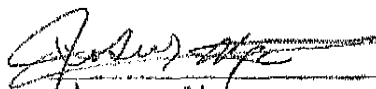
PIN: 19-15-410-034-0000

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all
rights under and by virtue of the homestead exemption laws of the State of Illinois.

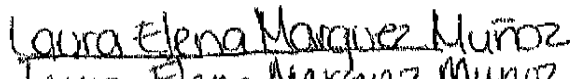
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements;
existing leases and tenancies; special governmental taxes or assessments for improvements not yet
completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for
2021 and subsequent years.



*Property is NOT Homestead for Jesus Magana and spouse

DATED this 18 day of August, 2022



Jesus Magana (SEAL)


Ricardo Padilla Magana (SEAL)


Laura Elena Marquez Munoz

REAL ESTATE TRANSFER TAX		24-Aug-2022	
	COUNTY:	0.00	
	ILLINOIS:	0.00	
	TOTAL:	0.00	

19-15-410-034-0000 | 20220801620088 | 1-818-241-616

REAL ESTATE TRANSFER TAX		24-Aug-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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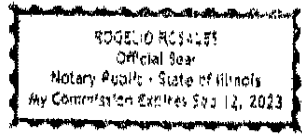
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Ricardo Padilla Magana, Leonela Magana, Jesus Magana
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/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 18th day of August, 2024.

[Signature]
NOTARY PUBLIC



Prepared by : Katie Holtkamp, Attorney, 6116 N. Avondale Chicago, IL 60631

MAIL TO:
Magana
6116 N. Avondale
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:
GRANTEE ADDRESS
Magana
6116 N. Avondale
Chicago, IL 60631

Recorder's Office Box No. _____

Exempt under provisions of Paragraph 5
Section 4 Real Estate Transfer Act.
8/18/24
Date Buyer, Seller, or Representative

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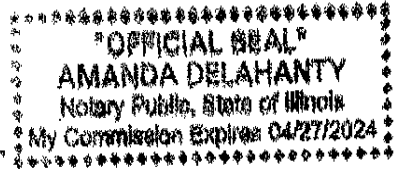
STATEMENT BY GRANTOR AND GRANTEE

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 of Illinois.

Dated August 18, 2022

Signature: *Amanda Delahanty*
Grantor or Agent

Subscribed and sworn to before me
By the said *the undersigned*
This 18 day of August, 2022
Notary Public *Amanda Delahanty*

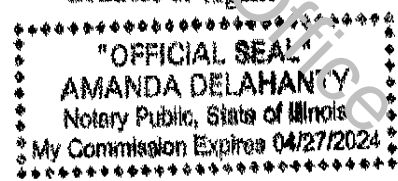


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date August 18, 2022

Signature: *Amanda Delahanty*
Grantee or Agent

Subscribed and sworn to before me
By the said *the undersigned*
This 18 day of August, 2022
Notary Public *Amanda Delahanty*



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 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.)

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EXHIBIT "A"

LOT 14 IN BLOCK 7 IN ARTHUR T MCINTOSH'S 63RD STREET ADDITION BEING A SUBDIVISION OF THE WEST OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 6040 South Tripp Avenue, Chicago, IL 60629
Tax Number: 19-15-410-034-0000

Property of Cook County Clerk's Office