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Doc# 2225157027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/08/2022 02:19 PM PG: 1 OF 4

QUIT-CLAIM DEED

Prepared by:
Manuel A. Cardenas, Esq.
2059 N. Western Ave
Chicago, Illinois 60647
Tel: (773) 227-6858

RETURN TO TAX PAYER:
TERESA F. FIGUEROA
9307 W. IRVING PARK RD. UNIT 15
SCHILLER PARK, IL. 60176

THE GRANTOR, HUMBERTO MORENO, Divorced and Not Since Remarried, of 9307 W. Irving Park Road, Schiller Park, Illinois 60176 (the "Grantor"), For and In Consideration of TEN AND 00/10 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby conveys, with quitclaims, covenants, unto the following **GRANTEE, to wit: TERESA F. FIGUEROA, a/k/a TERESA F. MORENO**, Divorced and Not Since Remarried, of 9307 W. Irving Park Road, Unit 15, Schiller Park, Illinois 60176, all the right, title, interests and claims which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit:

THE EASTERLY 75 FEET OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION, 834 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE EAST ALONG SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1225.27 FEET TO A POINT; THENCE NORTH AT AN ANGLE OF 83 DEGREES, 32 MINUTES (WEST TO NORTH), A DISTANCE OF 654 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF IRVING PARK BOULEVARD AT AN ANGLE OF 102 DEGREES, 12 MINUTES AND 30 SECONDS SOUTH TO NORTHWESTERLY 133.63 FEET TO A POINT WHICH IS THE PLACE OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ON SAID LAST DESCRIBED COURSE 413.12 FEET, THENCE NORTH 255 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 413.12 FEET, THENCE SOUTH TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 17, 2003, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0332145195 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 12-15-318-041-1006

Property Address: 9307 W. IRVING PARK ROAD, UNIT 15..SCHILLER PARK. ILLINOIS 60176

REAL ESTATE TRANSFER TAX

08-Sep-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-15-318-041-1006

|20220901633287 | 1-824-438-864

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Subject to: Covenants, conditions and restrictions of record, public and utility easements of record, general real estate taxes for the year 2021, and subsequent years which are not yet due and payable. 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.

IN WITNESS WHEREOF, the said Grantor has caused its name to be affixed hereto and has duly and freely executed this instrument or by the authorized agents of the Grantor, thereunto duly authorized, on this 28th day of AUGUST, 2022, at Cook County, City of _____, State of Illinois.

Humberto Moreno (seal)
HUMBERTO MORENO

State of Illinois }
 } SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **HUMBERTO MORENO** is personally known to me to be the same person whose name is 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 28th Day of AUGUST, 2022

Signature Of Notary: Joseph A. Serpico (Seal)
My Commission Expires: _____



County - Illinois Transfer Stamps Exempt under provisions of paragraph E Section 31-45, Real Estate Transfer Tax Law

Date: 8/28/22

MAC
Buyer, Seller or Representative

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LEGAL DESCRIPTION FOR

9307 WEST IRVING PARK ROAD, UNIT 15, SCHILLER PARK, ILLINOIS 60176

THE EASTERLY 75 FEET OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH ½ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION, 834 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE EAST ALONG SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1225.27 FEET TO A POINT; THENCE NORTH AT AN ANGLE OF 89 DEGREES, 32 MINUTES (WEST TO NORTH), A DISTANCE OF 654 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF IRVING PARK BOULEVARD AT AN ANGLE OF 102 DEGREES, 12 MINUTES AND 30 SECONDS SOUTH TO NORTHWESTERLY 133.63 FEET TO A POINT WHICH IS THE PLACE OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ON SAID LAST DEXCRIBED COURSE 413.12 FEET, THENCE NORTH 255 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE SOUTHEARSTERLY ALONG SAID CENTER LINE 413.12 FEET, THENCE SOUTH TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 17, 2003, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0332145195 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERES IN THE COMON ELEMENTS.

Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 28th August, 2022

SIGNATURE: _____

GRANTOR or AGENT

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

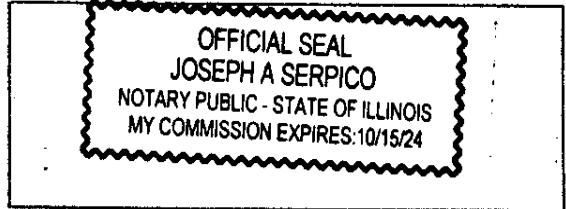
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 28th August, 2022

NOTARY 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 title to real estate under the laws of the State of Illinois.

DATED: 28th August, 2022

SIGNATURE: _____

GRANTEE or AGENT

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

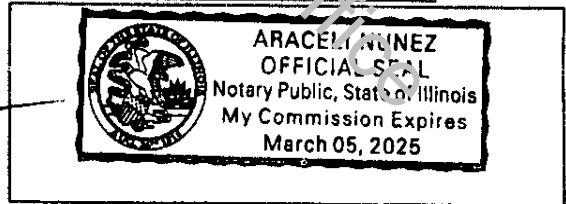
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 28th August, 2022

NOTARY 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**