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Prepared By:
Steven Tavaréz
444 Harding Ave
Los Angeles CA 90066

Doc#: 2225913156 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/16/2022 12:35 PM Pg: 1 of 9

Dec ID 20220901636553

City Stamp 1-015-236-176

After Recording Return To:
Steven Tavaréz
4444 Harding Avenue
Los Angeles, California 90066

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 02, 2022 THE GRANTOR(S)

- Steven Tavaréz, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- 4206 Jackson Blvd LLC, Steven Tavaréz, Principal, residing at 4260 Alla Road, Los Angeles, Los Angeles County, California 90066

the following described real estate, situated in 4206 W Jackson Boulevard, Chicago, in the County of Cook, State of Illinois

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption

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Laws of the State of Illinois.

Tax Parcel Number: 16152130310000

Mail Tax Statements To:
4206 Jackson Blvd LLC
4444 Harding Avenue
Los Angeles, California 90066

[SIGNATURE PAGE FOLLOWS]

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Grantor Signatures:

DATED 9/1/22


Steven Tavarez
4260 Alla Road
Los Angeles, California, 90066

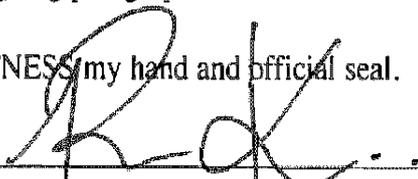
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On Sept 1, 2022 before me, Kelly D. Rodriguez, Notary Public, personally appeared Steven Tavarez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public



(Notary Seal)

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EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

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LOTS 21 AND 22 IN BLOCK 4 IN D.S. PLACE'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 O THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4206 WEST JACKSON BOULEVARD, CHICAGO, IL 60624

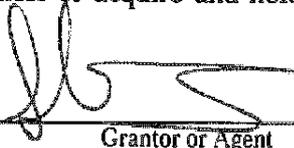
PIN: 16-15-213-031-0000

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

Dated 9/1/22, _____ Signature:  _____
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this _____ day of _____

see attached

Notary Public

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

Dated 9/1/22, _____ Signature:  _____
Grantee or Agent

Subscribed and sworn to before me by the

said _____

this _____ day of _____

see attached

Notary Public

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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CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

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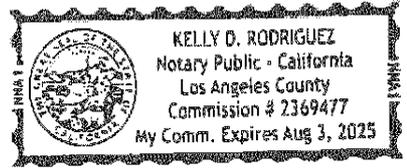
Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 15th day of September, 2022
by Date Month Year

(1) Steven Tavares
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Statement by Grantor Document Date: 9/1/2022
Number of Pages: 1 Signer(s) Other Than Named Above: _____

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

~~_____
Signature of Document Signer No. 1~~

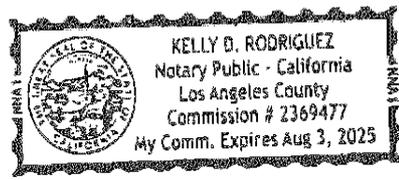
~~_____
Signature of Document Signer No. 2 (if any)~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 1st day of September, 2022,
by Date Month Year

(1) Steven Tavares
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement by grantor ^{★ Grantee} Document Date: 9/1/2022
Number of Pages: 1 Signer(s) Other Than Named Above: _____

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EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 9/1/22



Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		14-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-15-213-031-0000 | 20220901636553 | 1-015-236-176

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

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