

UNOFFICIAL COPY

Doc#: 2226449035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2022 09:50 AM Pg: 1 of 3

Dec ID 20220901640100

City Stamp 1-325-045-328

QUIT CLAIM DEED ILLINOIS STATUTORY Individual to Trust

Prepared by:
Bell & Shah, LLC
2015 W. Fullerton Ave.
Chicago, IL 60647

Mail and Tax bills to:
Adan & Mirenas Cordova
2949 N. Luna Ave.
Chicago, IL 60641

THE GRANTORS, ADAN CORDOVA and MIRENAS CORDOVA, husband and wife, of 2949 N. Luna Ave., Chicago, Illinois, 60641, for and in consideration of Ten and 00/100 Dollars, in hand paid, CONVEY and QUIT CLAIM to the GRANTEES, ADAN CORDOVA, as trustee, or his successors in trust of the ADAN CORDOVA TRUST, dated June 30, 2007, as amended from time to time, and MIRENAS CORDOVA, as trustee, or her successors in trust of the MIRENAS CORDOVA TRUST, dated June 30, 2007, as amended from time to time, with ADAN CORDOVA and MIRENAS CORDOVA, of 2949 N. Luna Ave., Chicago, Illinois, 60641, as beneficiaries of their respective trusts and holding their beneficial interests not as joint tenants but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

This property is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. e and Cook County Ord. 93-O-27 par. E

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the current year and subsequent; and

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

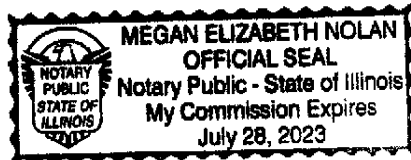
Permanent Real Estate Index Number(s): 13-28-117-004-0000
Address(es) of Real Estate: 2949 North Luna Avenue, Chicago, Illinois, 60641

Dated this 23 day of August, 20 22


ADAN CORDOVA


MIRENAS CORDOVA

State of Illinois)
) ss
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY ADAN CORDOVA, and MIRENAS CORDOVA personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 August, 20 22

Megan Elizabeth Nolan (Notary Public) Commission Expires 7/28/2023

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Exhibit "A" – Legal Description

LOT 17 IN BLOCK 10 IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-28-117-004-0000

Commonly known as: 2949 North Luna Avenue, Chicago, Illinois 60641

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		20-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-28-117-004-0000 | 20220901640100 | 1-125-045-328

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

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STATEMENT BY GRANTOR AND GRANTEE

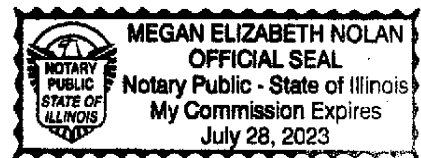
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: August 23, 2022 Signature: [Signature]
Grantor or Agent

Date: August 23, 2022 Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ADAN CORDOVA & MIRENAS CORDOVA
GRANTORS

THIS 23 DAY OF August
20 22



NOTARY PUBLIC [Signature]

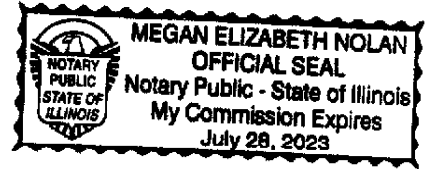
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 23, 2022 Signature: [Signature]
Grantee or Agent

Date: August 23, 2022 Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ADAN CORDOVA, as trustee of the ADAN CORDOVA TRUST &
MIRENAS CORDOVA, as trustee, of the MIRENAS CORDOVA TRUST
GRANTEES

THIS 23 DAY OF August
20 22



NOTARY PUBLIC [Signature]

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 a Class A misdemeanor for subsequent offenses.