



535570 112
QUIT CLAIM DEED
ILLINOIS STATUTORY

Doc# 2226401016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/21/2022 10:44 AM PG: 1 OF 6

MAIL TO: LEANNE JANAC
420 FAIRBANKS RD
RIVERSIDE, IL 60546

MAIL TAX BILLS TO:

SAME AS ABOVE

THE GRANTOR, ALEJANDRO TALANCON A DIVORCED MAN NOT SINCE REMARRIED of 420 Fairbanks Rd., Riverside, IL 60546 for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby REMISE, RELEASE and QUIT CLAIM unto LEANNE JANAC, AS HER SOLE AND SEPARATE PROPERTY, of 420 Fairbanks Rd., Riverside, IL 60546 the following described Real Estate situated in the County of COOK, State of Illinois, to wit:


SEE ATTACHED

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.

Permanent Index No. 18-02-201-001-0000

Property Address: 420 FAIRBANKS ROAD; RIVERSIDE, ILLINOIS 60546

EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH E OF THE REAL ESTATE TRANSFER ACT.


Signed By: Buyer, Seller or Agent


Date

Dated this 3 day of March 2022.

Compliance or Exemption Approved
Village of Riverside

BY: Anne Cygan

Date: 08/30/2022

UNOFFICIAL COPY

[Handwritten Signature]

ALEJANDRO TALANCON

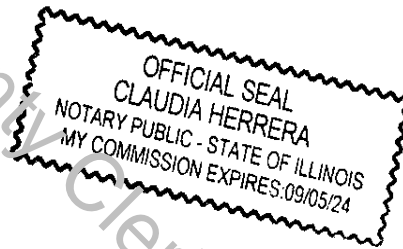
STATE OF ILLINOIS)
) : SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State of aforesaid, do hereby certify that ALEJANDRO TALANCON, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and Notarial Seal this 3 day of March 2022.

[Handwritten Signature]

Notary Public



PREPARED BY:

**The Law Office of Joseph M. Kosteck
BY: JOSEPH M. KOSTECK
20527 S. LaGrange Rd.,
Frankfort, IL 60423**

[Watermark: The Law Office of Cook County Clerk's Office]

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her/their agent affirms that, to the best of his/her/their knowledge, the name of the Grantee(s) 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 3.3.22

Signature: _____

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 3 day of

March 2022



Notary Public _____

[Signature]

The Grantee(s) or his/her/their agent affirms and verifies that the name of the Grantee(s) 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 3.3.22

Signature: _____

[Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 3 day of

March 2022



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 of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in COOK County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT "A"

SUB LOT 2 IN THE SUBDIVISION OF LOT 1 IN BLOCK 1 IN THE FIRST DIVISION OF RIVERSIDE,
IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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REAL ESTATE TRANSFER TAX

10-May-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

18-02-201-001-0000

20220501610539

2-075-430-800

Property of Cook County Clerk's Office