

UNOFFICIAL COPY



\*2226522034D\*

Doc# 2226522034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2022 11:58 AM PG: 1 OF 4

Quit Claim Deed

Illinois Statutory

Mail To:

Armando & Raquel Villanueva  
4348 South Whipple Avenue  
Chicago, Illinois 60632

Name & Address of Taxpayer:

Armando & Raquel Villanueva  
4348 South Whipple Avenue  
Chicago, Illinois 60632

The GRANTOR(s), RAYMUNDO VILLANUEVA, a married man, of the City of Chicago, County of Cook, State of Illinois, and RAQUEL VILLANUEVA, a married woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY and QUIT CLAIM to ARMANDO VILLANUEVA and RAQUEL VILLANUEVA, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, all interest in the following described real estate:

(Legal Description)

**LOT 53 IN BLOCK 9 IN STEWART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTE, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 19-01-303-036-0000**

**Commonly Known As: 4348 South Whipple Street, Chicago, Illinois 60632**

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 as Tenants by the Entirety.

Dated this 15<sup>th</sup> day of September, 2022.

Raymundo Villanueva

Raymundo Villanueva

Raquel Villanueva

Raquel Villanueva

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STATE OF ILLINOIS

SS

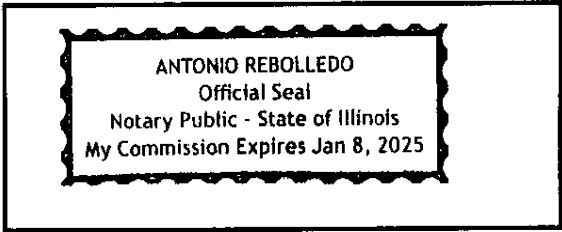
COUNTY OF COOK

I, the undersigned notary public, in and for said County, in the State aforesaid, CERTIFY THAT: RAYMUNDO VILLANUEVA, RAQUEL VILLANUEVA, and ARMANDO VILLANUEVA personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 15<sup>th</sup> day of September, 2022.

My Commission Expires On: 1-8-25

Notary Public: [Signature]



NAME AND ADDRESS OF PREPARER.

Dreyfus Law Group  
2040 N Harlem Ave  
Elmwood Park, IL 60707

Exempt under Real Estate Transfer Law Tax  
35 ILCS 200/31-45/sub paragraph E and Cook  
County Ordinance 93-O-27 paragraph 5

Signature [Signature]

Date 9/15/2022

REAL ESTATE TRANSFER TAX		22-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

19-01-303-036-0000 | 20220901646200 | 2-100-155-984

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

REAL ESTATE TRANSFER TAX		22-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
<b>TOTAL:</b>		<b>0.00</b>

19-01-303-036-0000 | 20220901646200 | 2-032-285-264

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 9 | 15 | 20 22

SIGNATURE: *Raymundo Villanueva*  
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:

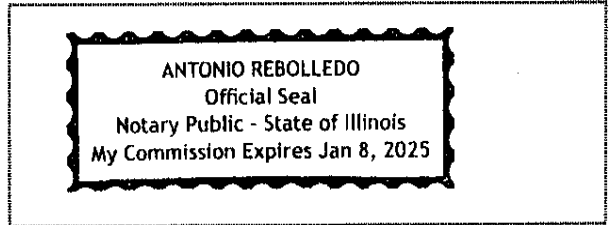
Antonio Rebolledo

By the said (Name of Grantor): RAYMUNDO VILLANUEVA

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 15 | 20 22

NOTARY SIGNATURE: *[Signature]*



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

DATED: 9 | 15 | 20 22

SIGNATURE: *Raquel Villanueva*  
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:

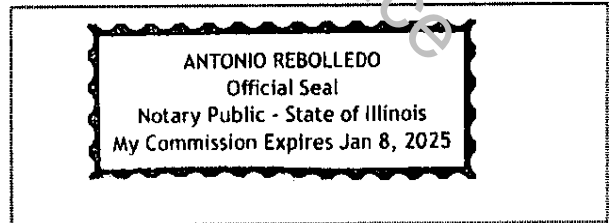
Antonio Rebolledo

By the said (Name of Grantee): RAQUEL VILLANUEVA

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 15 | 20 22

NOTARY SIGNATURE: *[Signature]*



### 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 9 | 15 | 2022

SIGNATURE: *Raymundo Villanueva*  
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:

*Antonio Rebolledo*

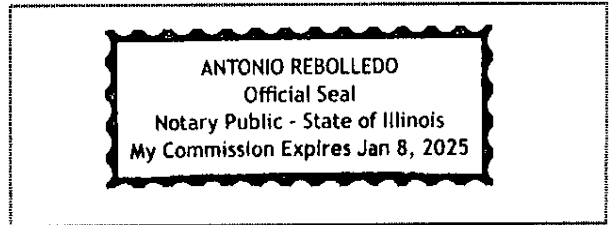
By the said (Name of Grantor): RAYMUNDO VILLANUEVA

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 15 | 2022

NOTARY SIGNATURE:

*[Signature]*



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

DATED: 9 | 15 | 2022

SIGNATURE: *Armando Villanueva*  
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:

*Antonio Rebolledo*

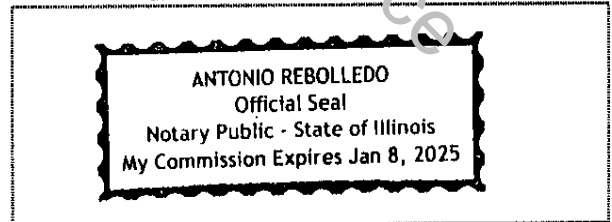
By the said (Name of Grantee): ARMANDO VILLANUEVA

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 15 | 2022

NOTARY SIGNATURE:

*[Signature]*



### 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.

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