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Doc#: 2226934244 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2022 12:19 PM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20220901646217
ST/CO Stamp 0-973-256-272
City Stamp 1-635-235-408

State of Illinois)
)
County of Cook)

THIS INDENTURE,
WITNESSETH, THAT
THE GRANTORS,
MARIA TELLEZ, A WIDOW of the County of Cook and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and of other goods and valuable considerations, receipt of which is hereby duly acknowledged, **CONVEY and QUITCLAIMS** unto **GRANTEES, Maria Tellez, a single woman**, the following described real estate situated in County, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

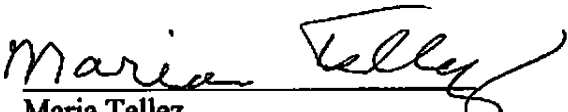
COMMONLY KNOWN AS: 10656 S Hoxie Ave, Chicago, IL 60617

PROPERTY INDEX NUMBER: 25-13-204-042-0000

This Address is for informational purposes and is not a part of this conveyance.

TO HAVE AND TO HOLD the said real property SUBJECT TO: (1) real estate taxes for the year 2015 and subsequent years; (2) covenants conditions and restrictions apparent or of record; (3) building lines and easements; and (4) all applicable zoning laws and ordinances. Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set and seal this 17 day of August, 2022.



Maria Tellez

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MARIA TELLEZ**, a widow, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged as a 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 17th day of August, 2022.

Marcia Carroll
NOTARY PUBLIC



MAIL TO:

Kolpak Law Group LLC
6767 N. Milwaukee Ave #202
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:

Maria Tellez
10656 S Hoxie Ave
Chicago, IL 60617

Prepared By: Kolpak Law Group LLC, 6767 N. Milwaukee Ave #202, Niles, IL 60714

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

[Signature]
Buyer, Seller or Representative

8/18/2022
Date

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LEGAL DESCRIPTION

LOT 30 IN BLOCK 2 IN IRONDALE SUBDIVISION OF THE EAST 1/2 OF SECTION 13,
TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

PIN: 25-13-202-042-0000

Property of Cook County Clerk's Office

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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.

Dated August 17, 2022 Signature: Maria Tellez
Grantor or Agent

Subscribed and sworn to before me
by the said Maria Tellez,
dated August 17, 2022,

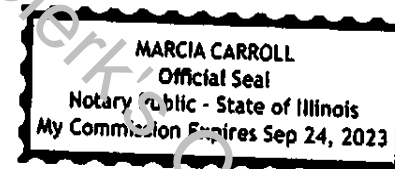


Notary Public Marcia Carroll

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.

Dated August 17, 2022 Signature: Wharin Sellen
Grantee or Agent

Subscribed and sworn to before me
by the said Maria Tellez,
dated August 17, 2022,



Notary Public Marcia Carroll

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.