

# UNOFFICIAL COPY

Doc#: 2227345274 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/30/2022 03:10 PM Pg: 1 of 3

## QUIT-CLAIM DEED

THE GRANTORS, the Heirs of Carlota Garza, David Garza a single person and Michael Garza married to Michelle Garza of the City of Chicago, County of Cook, State of Illinois in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, CONVEYS and QUIT-CLAIMS to

Dec ID 20220901643148  
ST/CO Stamp 0-855-019-088  
City Stamp 0-990-187-088

(This space is for Recorder's Use Only)

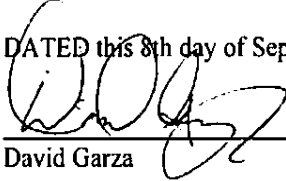
David Garza of 5701 S. Monitor Ave. Chicago, Illinois 60638

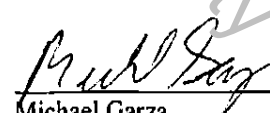
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Next Page for Legal Description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General Taxes for 2021 and subsequent years and covenants and restrictions of record.

Permanent Real Estate Index Number(s): 19-17-219-045-0000  
Address(es) of Real Estate: 5701 S. Monitor Ave. Chicago, Illinois 60638

THIS IS NOT HOMESTEAD PROPERTY OF MICHELLE GARZA

DATED this 8th day of September, 2022

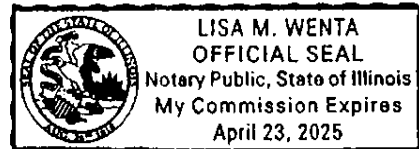
  
\_\_\_\_\_  
David Garza

  
\_\_\_\_\_  
Michael Garza

State of Illinois  
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Garza and Michael Garza 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 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.

IMPRESS SEAL HERE



Given under my hand and official seal, this 8th day of September 2022

Commission expires: 4/23/25

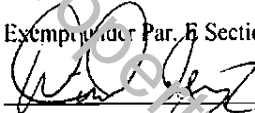
  
\_\_\_\_\_  
NOTARY PUBLIC

# UNOFFICIAL COPY

LEGAL DESCRIPTION of the premises commonly known as 5701 S. Monitor Ave.  
Chicago, Illinois 60638:

THE NORTH 50 FEET OF LOT 12 IN BLOCK 56 IN FREDERICK H. BARTLETT'S 3RD ADDITION TO GARFIELD RIDGE BEING A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND WEST OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD (EXCEPT THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17) ALSO OF THAT PART OF THE NORTH 3/4THS OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17 LYING EAST OF SAID RIGHT OF WAY OF INDIANA HARBOR BELT RAILROAD, IN COOK COUNTY, ILLINOIS



Exempt under Par. B Section 4. of the Illinois, Real Estate Transfer Act.


 Date 9-8-22

Mail Deed/Send Tax Bill:

David Garza  
5701 S. Monitor Ave.  
Chicago, Illinois 60638

This Deed prepared by Michael J. Laird of Michael J. Laird & Associates, Ltd of  
6537 West Archer Ave. Chicago, Il. 60638

REAL ESTATE TRANSFER TAX		30-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-17-219-045-0000   20220901643148   0-855-019-088		

REAL ESTATE TRANSFER TAX		30-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
19-17-219-045-0000   20220901643148   0-990-187-088		
* Total does not include any applicable penalty or interest due.		

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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 | 8 | 20 22

SIGNATURE: [Signature]  
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:

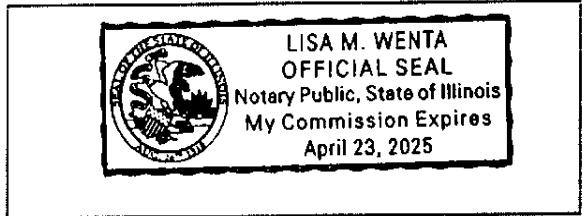
Lisa M. Wenta

By the said (Name of Grantor): Michael Garza

On this date of: 9 | 8 | 20 22

NOTARY SIGNATURE: Lisa M. Wenta

#### AFFIX NOTARY STAMP BELOW



### 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 | 8 | 20 22

SIGNATURE: [Signature]  
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:

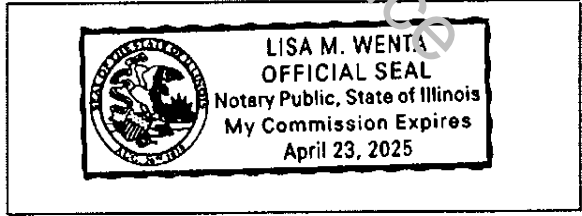
Lisa M. Wenta

By the said (Name of Grantee): David Garza

On this date of: 9 | 8 | 20 22

NOTARY SIGNATURE: Lisa M. Wenta

#### AFFIX NOTARY STAMP BELOW



**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)**