

UNOFFICIAL COPY

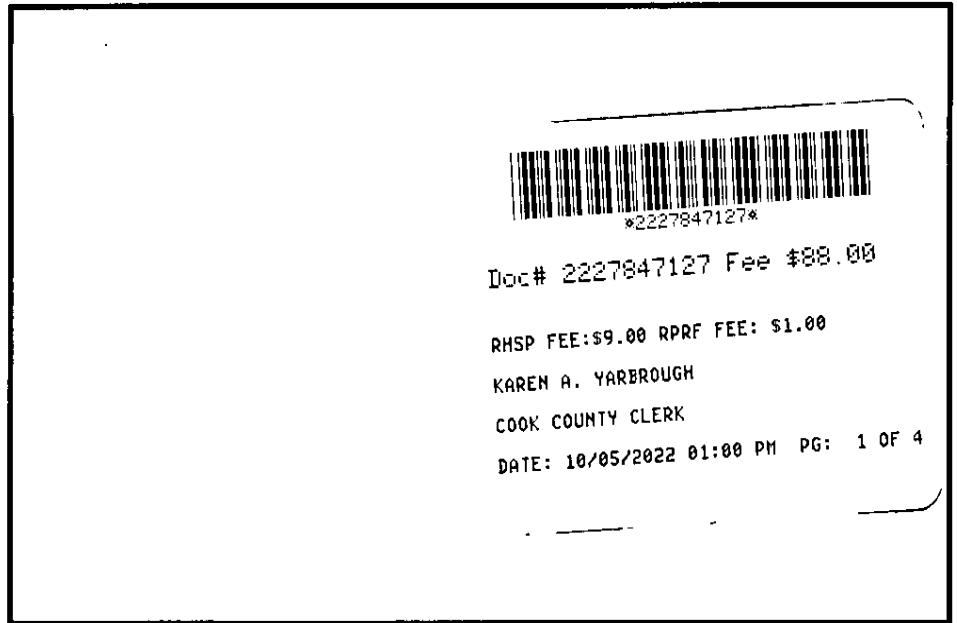
Quit Claim Deed ILLINOIS STATUTORY

FUTURE TAXES TO:

8634 S KOLMAR AVE, LLC
4320 W. 79th Pl
Chicago, IL 60652

RETURN THIS DOCUMENT TO:

8634 S KOLMAR AVE, LLC
4320 W. 79th Pl
Chicago, IL 60652



THE GRANTOR (S)

Angeles Muniz, a single woman, of Cook County of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **8634 S KOLMAR AVE, LLC, a Limited Liability Company**, of the County of Cook, of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION)
SEE ATTACHED EXHIBIT A

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 the above granted premises unto the parties of the second part forever as, **Fee Simple- Tenancy by the Severalty.**


Permanent Index Number(s): 19-34-317-039-0000
Property Address: 8634 S KOLMAR AVE, CHICAGO, IL 60652

Dated this 10th day of February 2022.



Angeles Muniz (SEAL)

| REAL ESTATE TRANSFER TAX | | 05-Oct-2022 |
|---|-----------|--------------------------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 19-34-317-039-0000 | | 20221001656815 0-527-347-280 |

| REAL ESTATE TRANSFER TAX | | 05-Oct-2022 |
|---|----------|--------------------------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 19-34-317-039-0000 | | 20221001656815 0-455-454-288 |


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

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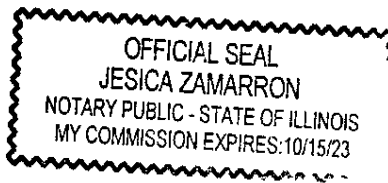
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Angeles Muniz** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 10th day of February 2022.



Notary Public

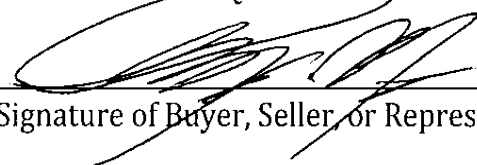


If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

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

DATE: 2/10/22



Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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EXHIBIT A

ADDRESS OF REAL ESTATE: 8634 S Kolmar Ave, Chicago, Illinois 60652

PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 19-34-317-039-0000

COUNTY: COOK

LEGAL DESCRIPTION:

THE SOUTH 40 FEET OF LOT 3 IN BLOCK 5 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34 AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 2 | 10 | 2022

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:

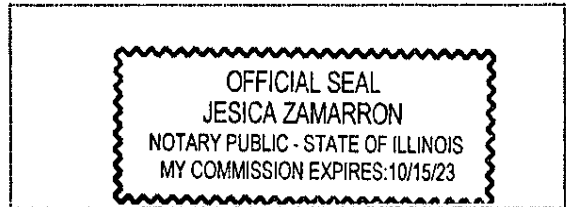
Jesica Zamarron

By the said (Name of Grantor): Angeles Muniz

On this date of: 2 | 10 | 2022

NOTARY SIGNATURE: [Signature]

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: 2 | 10 | 2022

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:

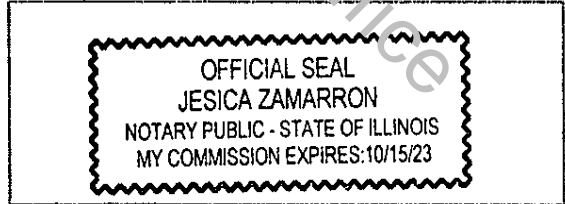
Jesica Zamarron

By the said (Name of Grantee): Angeles Muniz

On this date of: 2 | 10 | 2022

NOTARY SIGNATURE: [Signature]

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)