

UNOFFICIAL COPY

Doc#: 2227916045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2022 10:53 AM Pg: 1 of 4

MAIL RECORDED

DEED TO:

Loncar Law, Ltd.
3501 E. 106th St., Ste. 206
Chicago, Illinois 60617

Dec ID 20221001658503
ST/CO Stamp 1-206-693-456
City Stamp 0-132-951-632

MAIL TAX BILL TO:

Ramona Chavez and
Maricela Estrada
13448 S. Avenue M
Chicago, Illinois 60633

(Reserved for Recorders Use Only)

QUIT CLAIM DEED

THE GRANTOR[S]. **Ramona Chavez, a widow and not re-married, of 13448 S. Avenue M, Chicago, Illinois 60633, and Juan Salinas, a married man, of 11652 S. Avenue M, Chicago, Illinois 60617,** for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, CONVEY[S] and QUIT CLAIM[S] TO **Ramona Chavez, a widow and not re-married, of 13448 S. Avenue M, Chicago, Illinois 60633 and Maricela Estrada, a divorced woman, not re-married, of 13448 S. Avenue M, Chicago, Illinois 60633.** not as Tenants in Common but as Joint Tenants with Right of Survivorship the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

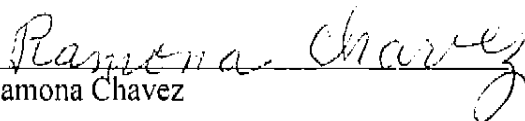
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Property Index Number(s): **26-32-301-037-0000**

Commonly Known As: 13448 S. Avenue M, Chicago, Illinois 60633

Subject to: All restrictions of record.

Dated this 12th day of September, 2022.



Ramona Chavez



Juan Salinas

[THIS IS NOT HOMESTEAD PROPERTY]

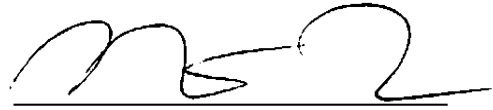
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that **Ramona Chavez and Juan Salinas** is/are personally known to me to be the same person[s] whose name[s] are/is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the said instrument was signed, sealed, and delivered as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of September, 2022.





Notary Public

[COOK COUNTY PROPERTY - NOTARIAL RECORD REQUIRED.]

This Instrument Prepared by:

Robert D. Loncar
LONCAR LAW, LTD.
3501 E. 106th St., Ste. 206
Chicago, Illinois 60617

Properly Recorded
Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS:

13448 S. Avenue M
Chicago, Illinois 60633

LOT 17 IN BLOCK 2, IN A SUBDIVISION OF THE WEST 836.85 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 597.8 FEET OF THE SOUTH 630.8 FEET OF THE WEST 157.77 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 26-32-301-037-0000

Exempt under provisions of Paragraph 1

Section 4, Real Estate Transfer Tax Act.

9/12/22 
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

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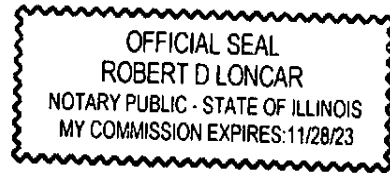
STATEMENT BY GRANTOR AND GRANTEE

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 September 12, 2022

Signature: Ramona Chavez
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 12th day of September, 2022
Notary Public [Signature]

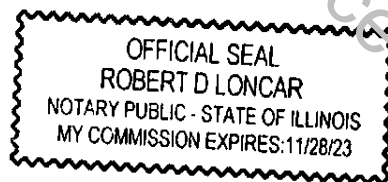


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date September 12, 2022

Signature: Ramona Chavez
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 12th day of September, 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.

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