

UNOFFICIAL COPY

Doc#. 2229713282 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/24/2022 02:55 PM Pg: 1 of 4

Dec ID 20221001672480

QUITCLAIM DEED

THE GRANTOR(S) Eduardo Benitez, divorced not since remarried, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM(S) to Eduardo Benitez, single man, of Berwyn, Illinois, all right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

PIN(s): 16-19-107-024-0000
16-19-107-025-0000

Common address: 1218 Oak Park Avenue, Berwyn, Illinois 60402

TO HAVE AND TO HOLD said premises forever.

Dated this 12 day of October 2022

Eduardo Benitez
Eduardo Benitez

STATE OF ILLINOIS,
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eduardo Benitez, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this 12 day of October 2022

Nancy Trejo-McCauley (Notary Public)



THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 1 OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION
DATE 10/20/22 TELLER GL

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Prepared by:

David Richardson
Nery & Richardson LLC
4258 West 63rd Street
Chicago, IL 60629

Mail To:

Eduardo Benitez
1218 Oak Park Ave.
Berwyn, IL 60402

Name and Address of Taxpayer:

Eduardo Benitez
1218 Oak Park Ave.
Berwyn, IL 60402

Exempt under provisions of Subparagraph (e), Section 31-45, Illinois Real Estate Transfer Tax Law.

Eduardo Benitez

Date

10-12-22

Property of Cook County Clerk's Office

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Legal description:

LOTS 44 AND 45 IN E.R. BLISS' SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES), IN COOK COUNTY, ILLINOIS.

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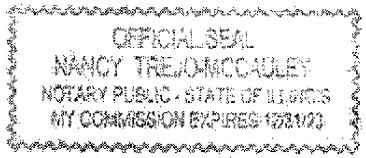
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 October 12, 2022 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before Me by the said Eduardo Benitez
this 12 day of October, 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 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.

Date October 12, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before Me by the said Eduardo Benitez
This 12 day of October, 2022.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)