

# UNOFFICIAL COPY

Doc#: 2233610014 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/02/2022 09:57 AM Pg: 1 of 3

Quit Claim Deed

**FIRST AMERICAN TITLE**  
**FILE # 3145997**

Dec ID 20221101600441  
ST/CO Stamp 1-153-930-576

Above space for Recorder's use only

THE GRANTOR, Mary Walls LLC, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, conveys and Quit Claims to Maria Susana Paredes, the following described real estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit A

SUBJECT TO: hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. This is not homestead property as to either Grantor.

Permanent Real Estate Index Number: 15-12-310-020 0000

Address of Real Estate: 212 Lathrop Ave., River Forest, IL 60305

Dated: November 29, 2022.

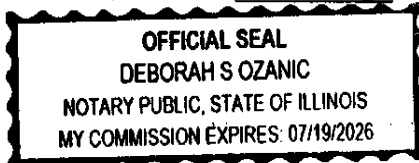


Mary Walls LLC  
By Maria Paredes, sole member/manager

STATE of IL, COUNTY of Cook ss. I, the undersigned, a Notary Public in and for said County, CERTIFY THAT, Maria Paredes, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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: November 29, 2022

Commission Expire: 7/19/26



  
Notary Public

Prepared By:  
Madani Law Office LLC  
2800 N. Lake Shore Drive #700  
Chicago, IL 60657

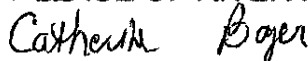
EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 15-12-310-020  
REAL ESTATE TRANSFER TAX AC.:

Mail To and Tax Bill:  
Maria Susana Paredes.  
5424 S. Ridgeway Ave.  
Chicago IL 60632

29. 22   
DATE BUYER, SELLER, OR REPRESENTATIVE

**EXEMPTION APPROVED**

VILLAGE OF RIVER FOREST





**First American**

**UNOFFICIAL COPY**

First American Title Insurance Company  
1100 Lake Street, Suite 265

Oak Park, IL 60301  
Phone: (708)386-6416  
Fax: (866)242-3110

**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: November 29, 2022

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on November 29, 2022.

Notary Public [Handwritten Signature]



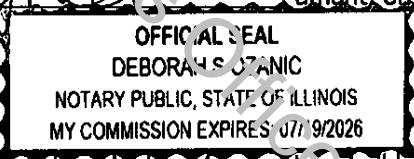
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: November 29, 2022

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on November 29, 2022.

Notary Public [Handwritten 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

**EXEMPTION APPROVED**  
VILLAGE OF RIVER FOREST  
Catherine Bayer

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: LOT 10 (EXCEPT THE WEST 9 FEET THEREOF) IN BLOCK 3 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELDS' SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-12-310-020-0000 (Vol. 182)

Property Address: 212 Lathrop Ave, River Forest, Illinois 60305-2121

Property of Cook County Clerk's Office

**EXEMPTION APPROVED**  
VILLAGE OF RIVER FOREST

*Catherine Boyer*