

# UNOFFICIAL COPY

Doc#. 2233928372 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/05/2022 03:07 PM Pg: 1 of 3

Dec ID 20221201605331  
ST/CO Stamp 1-481-979-216  
City Stamp 1-750-414-672

9950-11180 1

## QUIT CLAIM DEED Illinois Statutory Individual

Prepared by & Return To:  
Theresa A. Berkey, Esq.  
1938 E Lincoln Highway  
Suite 214  
New Lenox, IL 60451

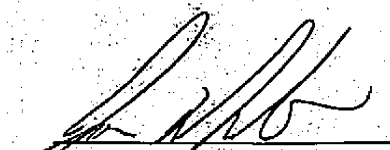
Address of Grantee & Send Tax Bills to:  
Angelica Guerrero  
2140 W. 107<sup>th</sup> St  
Chicago, IL 60643

THE GRANTOR, Jason Montavon, a married man, whose address is 219 Pioneer Place, New Lenox, IL 60451, for and in consideration of TEN and NO/100 DOLLARS, and other good and valuable consideration in hand paid CONVEY and QUIT CLAIMS to Angelica Guerrero all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 23 AND THE WEST ½ OF LOT 22 IN BLOCK 2 IN L.E. INGALLS SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent index number: 25-18-126-038-0000

Address of Real Estate: 2140 W. 107<sup>th</sup> St., Chicago, IL 60643

  
Jason Montavon

\*This is not homestead property as to Jason Montavon.

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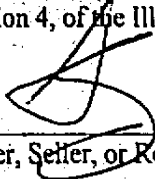
STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF                    )

I, the undersigned, a Notary Public in and CERTIFY that, Jason Montavon, is person subscribed to the foregoing instrument, app that they signed, sealed and delivered the sa and purposes therein set forth, including the

Given under my hand and notarial seal, this

(SEAL)

Exempt under provisions of Paragraph   e    
Section 4, of the Illinois Real Estate Transfer Act.



6/24/23  
Date

Buyer, Seller, or Representative



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## GRANTOR/GRANTEE AFFIDAVIT: AS REQUIRED BY §55 ILCS

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, information and belief, the **GRANTOR** is a natural person, an Illinois corporation or foreign corporation authorized to do business 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: 11 | 23 | 2022

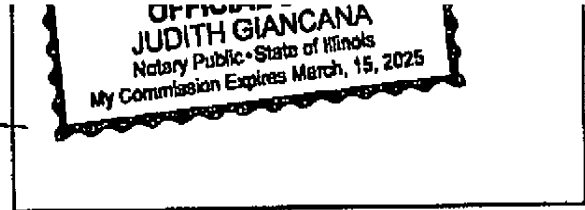
### GRANTOR NOTARY SECTION:

The below section is to be completed by the GRANTOR.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_  
By the said (Name of Grantor): Angelica Guerrero

On this date of: 11 | 23 | 2022

NOTARY SIGNATURE: Judith Giancana



### 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: 11 | 23 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

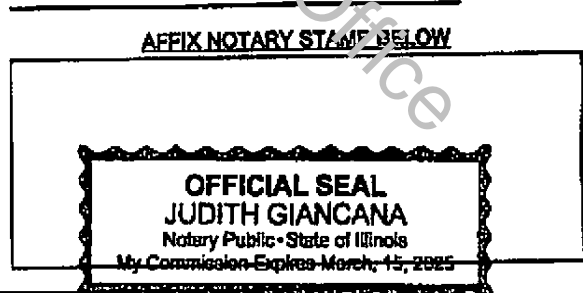
### GRANTEE NOTARY SECTION:

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: \_\_\_\_\_  
By the said (Name of Grantee): Angelica Guerrero

On this date of: 11 | 23 | 2022

NOTARY SIGNATURE: Judith Giancana



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 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)