

UNOFFICIAL COPY

QUITCLAIM DEED

ILLINOIS STATUTORY

MAIL TO:

Colby M. Green  
838 Park Avenue  
River Forest, Illinois 60305



Doc# 2234015058 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/06/2022 02:42 PM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER:

Chavez Family Trust  
Angel Chavez, a/k/a Angelo Chavez, and  
Gregoria Chavez, Trustees  
4637 West Schubert Avenue  
Chicago, Illinois 60639

THE GRANTOR(S) ANGEL CHAVEZ, also known as ANGELO CHAVEZ, and GREGORIA CHAVEZ, husband and wife, of Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUITCLAIM(S) to Angel Chavez and Gregoria Chavez, as tenants by the entirety, not individually but as trustees of the CHAVEZ FAMILY TRUST dated July 25, 2022 all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 11 IN AXEL H. LINDQUIST'S RESUBDIVISION OF LOT 1 TO 14, INCLUSIVE, IN BLOCK 11 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-27-309-006-0000

Property Address: 4637 West Schubert Avenue, Chicago, Illinois 60639

Dated this 25th day of July, 2022.

ANGEL CHAVEZ, also known as ANGELO GREGORIA CHAVEZ, Grantor  
CHAVEZ, Grantor

REAL ESTATE TRANSFER TAX		06-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-27-309-006-0000 | 20221201606794 | 1-759-720-784

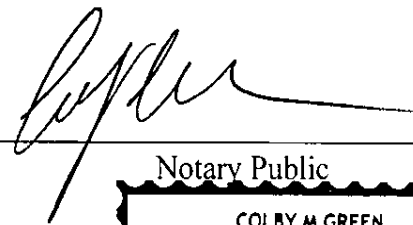
\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

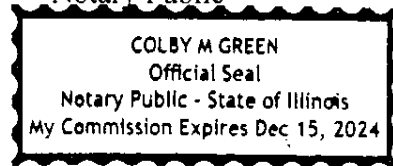
STATE OF ILLINOIS )  
 ) SS.  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ANGEL CHAVEZ, also known as ANGELO CHAVEZ, and GREGORIA CHAVEZ**, (GRANTORS), 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 they/he/she signed, sealed and delivered the instrument as its/his/her 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 and notarial seal this 25th day of July, 2022.

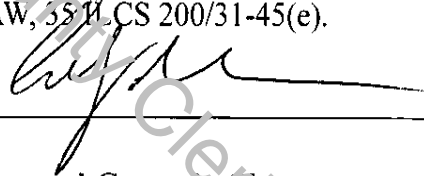


Notary Public

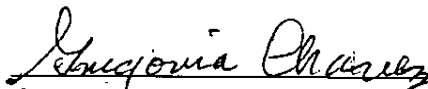
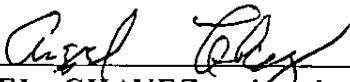


My commission expires on Dec 15, 2024

THIS TRANSFER IS EXEMPT UNDER THE PROVISION OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).



The grantees, **Angel Chavez, also known as Angelo Chavez, and Gregoria Chavez**, as tenants by the entirety, **not individually but as trustees of the CHAVEZ FAMILY TRUST dated July 25, 2022**, hereby acknowledge and accept this conveyance into the said trusts.



**ANGEL CHAVEZ, also known as ANGELO CHAVEZ, trustee**  
**CHAVEZ, trustee**

NAME AND ADDRESS OF PREPARER:

Colby M. Green, Esq.  
838 Park Avenue  
River Forest, Illinois 60305

REAL ESTATE TRANSFER TAX		06-Dec-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00



13-27-309-006-0000

| 20221201606794 | 0-739-194-192



# UNOFFICIAL COPY

**First American**

First American Title Insurance Company  
27775 Diehl Road  
Warrenville, IL 60555

**STATEMENT BY GRANTOR AND GRANTEE**

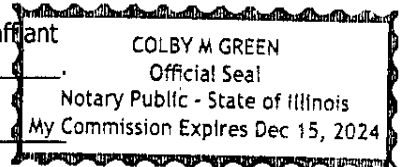
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 July 25, 2022

Signature *Colby Green*  
Grantor or Agent

Subscribed and sworn to before me by the said Angel Chavez affiant  
this 25th day of July, 2022

Notary Public *Colby Green*



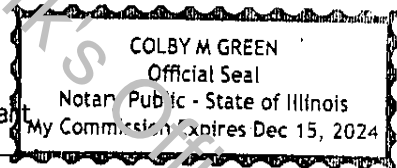
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 25, 2022

Signature *Angel Chavez*  
Grantor or Agent

Subscribed and sworn to before me by the said Angel Chavez, Trustee affiant  
this 25th day of July, 2022

Notary Public *Colby Green*



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