

Rec 1st 82315218

When Recorded Return To:

Indecomm Global Services

1427 Energy Park Drive

St. Paul, MN 55108

UNOFFICIAL COPY



2234340033

Doc# 2234340033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/09/2022 02:44 PM PG: 1 OF 5

After Recording Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Alexandro Cortez and
Monica Cortez
2739 N 75th Court,
Elmwood Park, IL 60707

Tax Parcel ID Number:

12-25-401-046-0000

Order Number:

67753477 - 583 4064

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

X By: Gerardo J. Cortez, date 6/17/2020
GERARDO J. CORTEZ

Dated this 17th day of June, 2020. WITNESSETH, that, GERARDO J. CORTEZ, an unmarried man, and MONICA CORTEZ f/k/a MONICA MATSCHINEGG, a married woman, whose address is 2739 N 75th Court, Elmwood Park, IL 60707, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto GERARDO J. CORTEZ, an unmarried man, and ALEXANDRO CORTEZ and MONICA CORTEZ, husband and wife, not as tenants in common, but as joint tenants with right of survivorship, whose address is 2739 N 75th Court, Elmwood Park, IL 60707, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 2739 N 75th Court, Elmwood Park, IL 60707, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 12-25-401-046-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

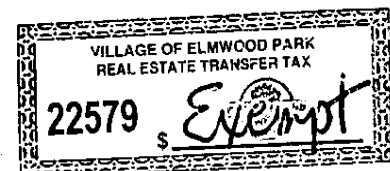
REAL ESTATE TRANSFER TAX

09-Dec-2022

PAGE 1 of 4

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-25-401-046-0000 | 20220601661634 | 1-621-658-960



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P 5
S Y-AG
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IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor (2 of 2) on the date first written above.

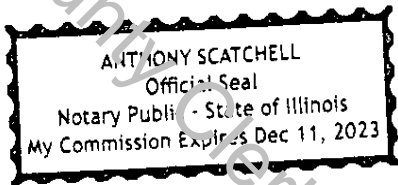
Monica Cortez f/k/a Monica Matschinegg
MONICA CORTEZ,
f/k/a MONICA MATSCHINEGG

STATE OF IL)
)
COUNTY OF COOK) ss.

I, Anthony Scatchell, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MONICA CORTEZ f/k/a MONICA MATSCHINEGG**, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand official seal this 17th day of June 2020.

[Signature]
Notary Public
My Commission Expires: 12/11/2023



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EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 42 AND THE SOUTH 15 FEET OF LOT 43 IN BLOCK THREE IN ELLSWORTH, A SUBDIVISION IN THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COUNTY OF COOK IN THE STATE OF ILLINOIS.

Property Address: 2739 N 75th Court, Elmwood Park, IL 60707

Assessor's Parcel No. 12-25-401-046-0000



+U08195357+

0271 9/28/2022 82315218/1

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, 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 another 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 | 17 | 2022

SIGNATURE: *[Signature]*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

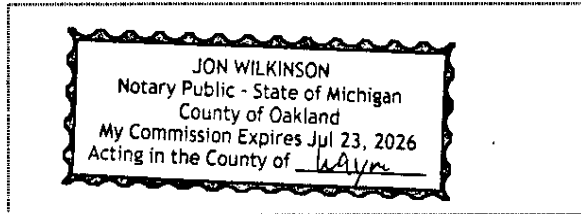
Jon Wilkinson

By the said (Name of Grantor): Monica Cortez f/k/a Monica Matschneegg

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 17 | 2022

NOTARY SIGNATURE: *[Signature]*
Jon Wilkinson



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 | 17 | 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:

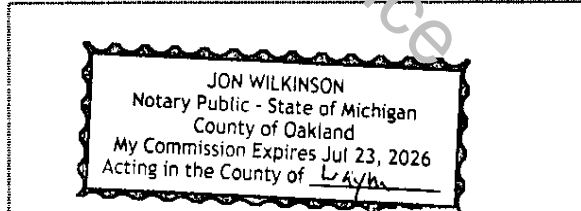
Jon Wilkinson

By the said (Name of Grantee): Monica Cortez

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 17 | 2022

NOTARY SIGNATURE: *[Signature]*
Jon Wilkinson



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 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)**)