

# UNOFFICIAL COPY



\*2235434060\*

## QUIT CLAIM DEED

### MAIL TO:

Stacy T. Beutler  
Beutler Law Center, Ltd.  
16335 Harlem Ave. 4<sup>th</sup> Floor  
Tinley Park, Illinois 60477

Doc# 2235434060 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/20/2022 02:44 PM PG: 1 OF 3

### NAME & ADDRESS OF TAXPAYER:

Arthur and Angelica Garcia  
9933 S. Fairfield Ave.  
Chicago, IL 60655

(The above space for recorder's use only)

THE GRANTORS, Arthur Garcia and Angelica L. Garcia, also known as Angelica R. Garcia, husband and wife, of 9933 S. Fairfield Ave., Chicago, Cook County, Illinois, for and in consideration of Zero Dollars and Other Valuable Consideration in hand paid, convey and quitclaim to the GRANTEES Angelica L. Garcia and Julieta Garcia, as CO-TRUSTEES of the Arthur Garcia Trust dated November 18, 2022, of 9933 S. Fairfield Ave., Chicago, Illinois, and all and every Successor Trustee or Trustees, a one-half interest; and Angelica L. Garcia and Julieta Garcia, as CO-TRUSTEES of the Angelica L. Garcia Trust dated November 18, 2022, of 9933 S. Fairfield Ave., Chicago, Illinois and all and every Successor Trustee or Trustees, a one-half interest, the beneficial interest of said trusts being held by Arthur Garcia and Angelica L. Garcia, husband and wife as TENANTS BY THE ENTIRETY; the following described Real Estate, to-wit:

LOT 16 IN BLOCK 29 IN BEVERLY RIDGE SUBDIVISION BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1926 AS DOCUMENT 9480140 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 24-12-401-016-0000

Property Address: 9933 S. Fairfield Ave., Chicago, IL 60655

### REAL ESTATE TRANSFER TAX

20-Dec-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-12-401-016-0000

| 20221201617298 | 1-597-267-280

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with this said Trustee or Successor Trustee or Trustees in relation to said premises be obligated to see that the terms of the trust have been complied with, or be obliged to inquire into the



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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a 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, 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 this 18 day of November, 2022

[Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said

Stacy T. Beutler this 18

day of November, 2022

[Signature]  
Notary Public



The Grantee or her 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 corporation 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 this 18 day of November, 2022

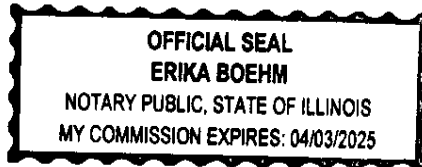
[Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said

Stacy T. Beutler this 18

day of November, 2022

[Signature]  
Notary Public



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.)