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QUIT CLAIM DEED JOINT TENANCY



Doc# 2236333070 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2022 10:52 AM PG: 1 OF 3

MAIL TO: **When Recorded Return To:**
Indecomm Global Services
Rec 1st
82269760 1427 Energy Park Drive
St. Paul, MN 55108

NAME & ADDRESS OF TAXPAYER
Nicole Garcia and Samuel Windham
4030 N. Mozart Street Unit 3S
Chicago, IL 60618

72313705-8305846

GRANTOR(S), Nicole Garcia married to Samuel Windham, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the GRANTEE(S), Nicole Garcia and Samuel Windham, wife and husband, of 4030 N. Mozart Street Unit 3S, Chicago, IL 60618, not as TENANTS IN COMMON but as JOINT TENANTS, all interest in the following described real estate situated in Cook County and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Index No. (s): 13-13-330-034-1005
Property Address: 4030 N. Mozart Street Unit 3S, Chicago, IL 60618

SUBJECT TO:

(1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said premises not as tenants in common but as joint tenants forever.

DATED this X 25th day of X May, 2022.

X *[Signature]*
Nicole Garcia

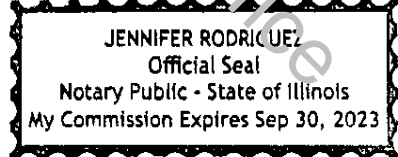
X *[Signature]*
Samuel Windham

STATE OF X Illinois COUNTY OF X COOK ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Nicole Garcia and Samuel Windham, wife and husband, 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 individually and jointly acknowledged that he/she/they signed 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 and notarial seal, this X 25th day of May, 2022

X *[Signature]*
Notary Public



My commission expires X 9-30-2023

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph E, Section 4,
Real Estate Transfer Act

Instrument prepared by without examination of title:
Diaz Anselmo & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

Date: X 11/12/22
Signature: X *[Signature]*



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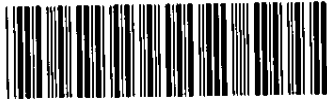
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EXHIBIT A

PARCEL 1: UNIT NO. 3-S IN THE 4030 NORTH MOZART CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 10 AND 11 IN BLOCK 15 IN ROSE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 23, 2007 AS DOCUMENT NO. 0723515083 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY. ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NO. 0723515083.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a 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 December 8, 2022

Signature *[Handwritten Signature]* Grantor or Agent
Ammanouch

Subscribed and sworn to before me this 8 day of December, 2022

[Handwritten Signature]
Notary Public

Audrey Feliciano
Notary Public, State of Michigan County of Oakland
County of Oakland
My Commission Expires Dec. 1, 2025
Acting in the County of Wayne

The Grantee 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 a 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 December 8, 2022

Signature *[Handwritten Signature]* Grantee or Agent
Ammanouch


Subscribed and sworn to before me this 8 day of December, 2022

[Handwritten Signature]
Notary Public

Audrey Feliciano
Notary Public, State of Michigan County of Oakland
County of Oakland
My Commission Expires Dec. 1, 2025
Acting in the County of Wayne



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 provisions of Section 4 of the Illinois Real Estate Transfer Act.)

REAL ESTATE TRANSFER TAX		29-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-13-330-034-1005 | 20221201607143 | 0-346-619-216

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

REAL ESTATE TRANSFER TAX		29-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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