

UNOFFICIAL COPY



QUIT CLAIM DEED ILLINOIS

Doc# 2301134008 Fee \$88.00

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
711 W Gordon Ter #818
Chicago, Illinois 60613

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 01/11/2023 10:18 AM PG: 1 OF 4

THE GRANTORS VICTOR M. SANDOVAL JR. and BELKIS L. SANDOVAL, husband and wife, of 1919 S May St, Chicago, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby CONVEY and QUIT CLAIM unto THE GRANTEE BELNVIC LLC, a limited liability company duly organized and validly existing under the laws of the State of Illinois, of 1919 S Carpenter St, Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:


See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.

Permanent Real Estate Index Number(s): 17-20-421-010-0000

Address of Real Estate: 1919 S Carpenter St, Chicago, IL 60608



SUBJECT TO the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

REAL ESTATE TRANSFER TAX	11-Jan-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

17-20-421-010-0000 | 20230101625122 | 0-746-312-528

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

REAL ESTATE TRANSFER TAX	11-Jan-2023
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

17-20-421-010-0000 | 20230101625122 | 0-959-828-816

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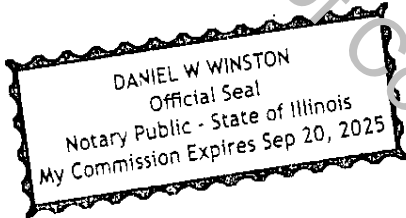
The date of this deed of conveyance is Dated this 22nd day of December, 2022.

[Signature]
Victor M. Sandoval Jr.

[Signature]
Belkis L. Sandoval

State of Illinois)
County of Cook) SS.

The undersigned a notary public in and for the above county and state, DOES HEREBY CERTIFY that Victor M. Sandoval Jr. and Belkis L. Sandoval, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Subscribed and sworn to before me
this 22nd day of December 2022.

[Signature]
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e)
SECTION 31-45 REAL ESTATE TAX LAW

12/22/22 [Signature]
DATE BUYER, SELLER OR REPRESENTATIVE

Send subsequent tax bills to:
Victor & Belkis Sandoval
1919 S Carpenter St
Chicago, IL 60608

Mail recorded document to:
Victor & Belkis Sandoval
1919 S Carpenter St
Chicago, IL 60608

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EXHIBIT "A"

Legal Description

THE WEST 1/2 OF LOT 18 IN HENRY H. WALKER'S SUBDIVISION OF BLOCK 12 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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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: 12 | 22 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

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

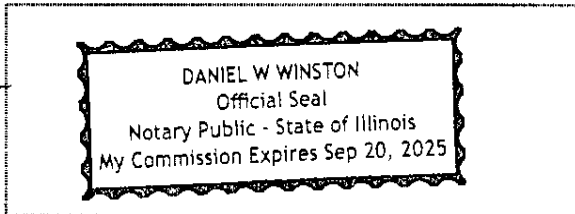
Subscribed and sworn to before me, Name of Notary Public: Daniel W Winston

By the said (Name of Grantor): Belleis Sandoval

On this date of: 12 | 22 | 20 22

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 12 | 22 | 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

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

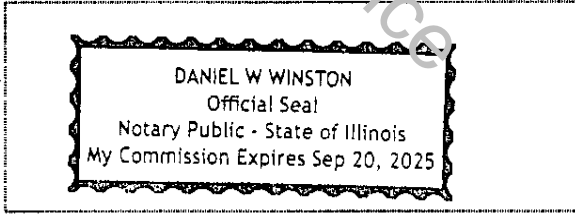
Subscribed and sworn to before me, Name of Notary Public: Daniel W Winston

By the said (Name of Grantee): Victor Sandoval

On this date of: 12 | 22 | 20 22

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)