

MAIL TO:
Lizbeth Guevara Mondragon
7206 S. May St.
Chicago, IL 60621

UNOFFICIAL COPY

Doc#: 2301733326 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2023 01:44 PM Pg: 1 of 4

Dec ID 20230101630699

City Stamp 0-189-625-168
RECORDED STAMP

NAME & ADDRESS OF TAXPAYER:
Lizbeth Guevara Mondragon
7206 S. May St.
Chicago, IL 60621

THE GRANTOR(S) Augustin Arias, A/K/A Agustin Arias, a single person
of the CITY of Chicago County of Cook State of Illinois
for and in consideration of Ten & no/100 DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND QUIT CLAIM(S) to Lizbeth Guevara Mondragon

(GRANTEE'S ADDRESS) 7206 S. May St., Chicago, IL 60621
of the City of Chicago County of Cook State of Illinois
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

See attached Legal Description

NOTE: If complete legal cannot fit in this space, leave blank and attach a
separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

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


Permanent Index Number(s): 20-17-208-009-0000
Property Address: 5621 S. Racine Ave., Chicago, IL 60636

Dated this 17TH day of October, A.D. 2022:

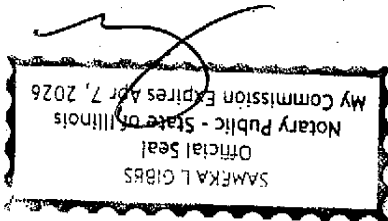
(Seal) Agustin Arias (Seal)

(Seal) Agustin Arias (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF  Chicago Title Insurance Company

CTIC Form No. 1160



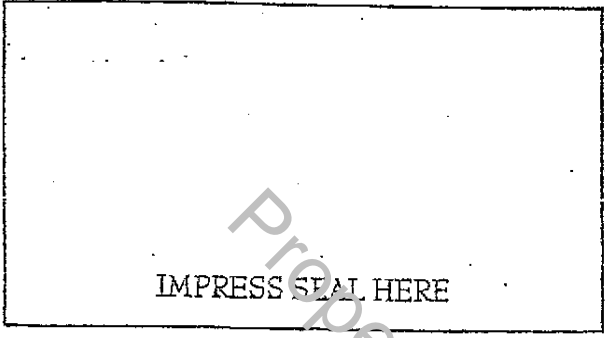
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Agustin Arias

UNOFFICIAL COPY

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ he _____ signed, sealed and delivered the instrument as his 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 hand and notarial seal, this _____ day of October, 2022

My commission expires on _____, ~~10/1~~ Notary Public



Cook COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER
James R. Gallagher
3960 W. 26th St.
Chicago, IL 60623

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: 11/9/22
Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

SAMEKA L GIBBS
Official Seal
Notary Public - State of Illinois
Commission Expires Apr 7, 2026

Oct. 7, 2022

TO
Agustin Arias Lopez
FROM
[Signature]
QUIT CLAIM DEED
ILLINOIS STATUTORY

REAL ESTATE TRANSFER TAX		12-Jan-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00*



20-17-208-009-0000 | 20230101630699 | 0-189-625-168

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

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2023/01/10 14:54:50 2 /5

LOT 40 IN BLOCK 3 IN SNYDACKER'S SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s) 20-17-208-009-0000

Address of Real Estate: 5621 S. Racine Ave., Chicago Illinois

Property of Cook County Clerk's Office

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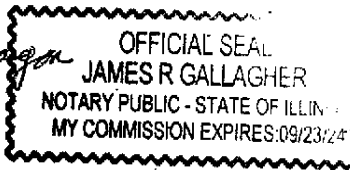
Statement by Grantor and Grantee

The Grantor or his/her agent affirms that, to the best of his/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, 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: Jan. 3, 2023

X [Signature]
Grantor or Agent

STATE OF ILLINOIS, County of Cook
Subscribed and sworn to before me
by the said [Signature]
this 3rd day of Jan, 2023



[Signature]
Notary Public

The Grantee or his/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 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: Jan. 3, 2023

X [Signature]
Grantee or Agent

STATE OF ILLINOIS, COUNTY OF Cook
Subscribed and sworn to before me
by the said [Signature]
this 3rd day of Jan, 2023



Jan. 3, 2023
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.