

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
**Statutory (Illinois)**  
**(Individual to LLC)**



Doc# 2302022008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/20/2023 11:24 AM PG: 1 OF 3

**THE GRANTOR**

Catalina Zamora, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to:

Montoya Ventures, LLC, an LLC organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address:  
8007 S. South Shore Drive  
Chicago, Illinois 60617

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 2810 S. Harding Avenue, Chicago, Illinois 60623, legally described as:

LOTS 5 IN BLOCK 12 IN CALVIN F. TAYLOR'S SUBDIVISION OF BLOCKS 11, 12, 14 AND 15 IN GOODWIN BALESTIER AND PHILLIPS SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number: 16-26-316-025-0000

Address of Real Estate: 2810 South Harding Avenue, Chicago, Illinois 60623

Dated this 19th day of January ~~2022~~ 2023

CATALINA ZAMORA

REAL ESTATE TRANSFER TAX 20-Jan-2023



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00

REAL ESTATE TRANSFER TAX 20-Jan-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-26-316-025-0000 | 20230101635873 | 0-321-870-672

16-26-316-025-0000 | 20230101635873 | 1-144-707-920

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

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STATE OF ILLINOIS        )  
  )ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Catalina Zamora, a married woman, 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 she signed, sealed and delivered the said instrument as her 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 official seal this 18<sup>th</sup> day of January ~~2022~~ 2023

Commission Expires: 10/19/2026

IMPRESS

SEAL  
HERE



David D. Gorr  
NOTARY PUBLIC

This instrument was prepared by David D. Gorr, Attorney at Law, 2539 N. Kedzie Blvd, Suite #6, Chicago, Illinois 60647.

Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code

Dated: January 18, ~~2022~~ 2023

David D. Gorr  
Buyer, Seller or Representative

MAIL TO:

David D. Gorr  
Attorney at Law  
2539 N. Kedzie Blvd, Suite #6  
Chicago, Illinois 60647

SEND SUBSEQUENT TAX BILLS TO:

Montoya Ventures, LLC  
C/O Catalina Zamora  
8007 S. South Shore Drive  
Chicago, Illinois 60617

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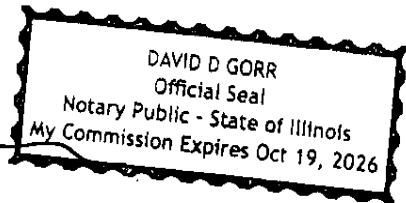
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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 title to real estate under the laws of the State of Illinois.

Dated: January 18, 2022-2023 Signature: *Catalina Zamora*  
GRANTOR

Subscribed and Sworn to before me by the said Grantor this 18 day of January 2022-2023

Notary Public *David D Gorr*



The grantee or his 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: January 18, 2022-2023 Signature: *Catalina Zamora*  
GRANTEE

Subscribed and Sworn to before me by the said Grantee this 18th day of January 2022, 2023

Notary Public *David D Gorr*



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.)