

UNOFFICIAL COPY

**QUITCLAIM DEED
ILLINOIS (STATUTORY)
INDIVIDUALS TO INDIVIDUAL**



Doc# 2303257015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2023 12:20 PM PG: 1 OF 4

This document prepared by:

YSB Legal, LLC
910 W. Van Buren, Suite 503
Chicago, IL 60607

Above Space for Recorder's use only

GRANTORS: RAQUEL TORRES and SHANTAE TIFFANY HOWELL, both of Chicago, Illinois, now divorced, in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, **CONVEY AND WARRANT TO:**

GRANTEES: RAQUEL TORRES, an unmarried woman, of Chicago, Illinois;

all interest in the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof


TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: **19-23-302-060-0000**

Address of Real Estate: **3753 W. Marquette Rd., Chicago, Illinois 60629**

In Witness whereof, said Grantors have caused their names to be signed, to these presents by Raquel Torres and Shantae Tiffany Howell, this 19 day of December, 2022

GRANTORS:



RAQUEL TORRES



SHANTAE TIFFANY HOWELL

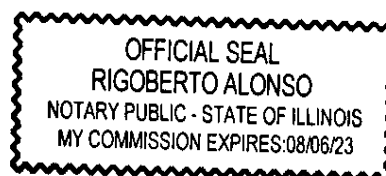
REAL ESTATE TRANSFER TAX 01-Feb-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-23-302-060-0000 | 20230101633362 | 0-745-858-896

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

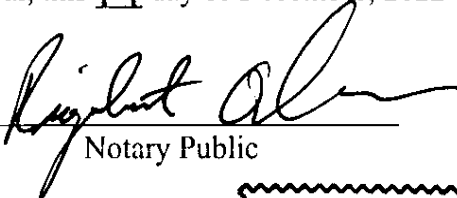


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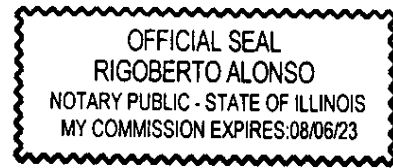
STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RAQUEL TORRES, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the 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.

GIVEN under my hand and notarial seal, this 19 day of December, 2022

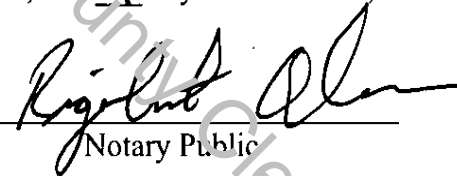

Notary Public



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 SHANTAE TIFFANY HOWELL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the 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.

GIVEN under my hand and notarial seal, this 19 day of December, 2022

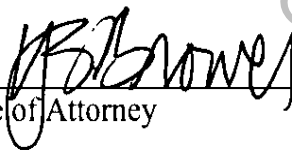

Notary Public

REAL ESTATE TRANSFER TAX		01-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-23-302-060-0000 | 20230101633362 | 0-101-148-496

This is an exempt transaction under Paragraph (1) of the Illinois Real Estate Transfer Tax Act. 35 ILCS 200/31-45(e).

12/19/2022
Dated


Signature of Attorney

After Recording Please Mail To:

Send subsequent tax bill to:

YSB Legal, LLC
910 W. Van Buren St., Suite 503
Chicago, Illinois 60607

Raquel Torres
3753 W. Marquette Rd.
Chicago, Illinois 60629

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EXHIBIT A

THE WEST 11 FEET OF LOT 22 AND ALL OF LOT 23 IN BLOCK 1 IN PARADIS'
SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF
SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

3753 W. Marquette Rd., Chicago, Illinois 60629

P.I.N.: 19-23-302-060-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 | 19 | 20 22

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:

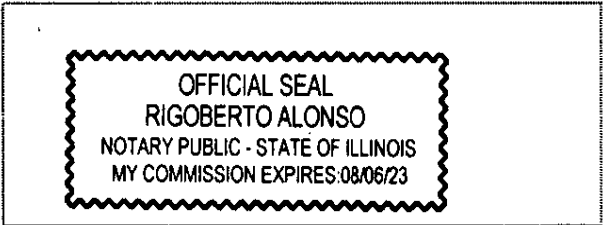
RIGOBERTO ALONSO

By the said (Name of Grantor): RASUEL TORRES

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 19 | 20 22

NOTARY SIGNATURE: _____



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 | 19 | 20 22

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:

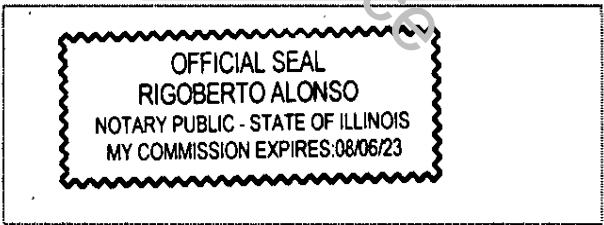
RIGOBERTO ALONSO

By the said (Name of Grantee): RASUEL TORRES

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 19 | 20 22

NOTARY SIGNATURE: _____



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)**)