## UNOFFICIAL CC

Doc#, 2303441125 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/03/2023 12:16 PM Pg: 1 of 3

Dec ID 20230201645116

City Stamp 1-317-181-264

**QUIT CLAIM DEED** 

THE GRANTOR, Jose Luis Flores, a married man, of 3126 South Avers, Chicago, Illinois 60623, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Alicia Flores, a married woman, of 3126 South Avers, Chicago, Illinois 60623, all right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 105 IN EDWIN R. FAY'S 31ST STREET RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLI VOIS.

PIN(s): 16-35-102-028-0000

Commonly known as: 3126 South Avers Avenue, Chicago, IL 6062

SUBJECT TO: General real estate taxes not yet due and payable.

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

TO HAVE AND TO HOLD said premises forever.

STATE OF ILLINOIS, COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose Luis Flores, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing

Quit Claim Deed - Individual

# **UNOFFICIAL COPY**

instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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.

09 day of January 202 Dated this

### Prepared by:

Nery & Richardson LLC 4258 W. 63rd Street Chicago, IL 60629

#### Mail To:

Alicia Flores 3126 South Avers Avenue Chicago, IL 60623

### Name and Address of Taxpayer:

Alicia Flores 3126 South Avers Avenue Chicago, IL 60623

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		<b></b> 4 V	03-Feb-2023
	REAL ESTATE TR	ANSFER IAX	0.00
		CHICAGO: CTA:	0.00
		TOTAL:	0.00 *
			1-317-181-264

16-35-102-028-0000 | 20230201645116 | 1-317-181-264

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

# **UNOFFICIAL COPY**

#### 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 Jounnary 09 2023				
100	Signature: JOR Line Flager  Grantor or Agent			
Subscribed and swom to before ne  By the said \( \lambda \in \frac{1}{2} \rangle \frac				
The grantee or his agent affirms and verifice that assignment of beneficial interest in a land trust as foreign corporation authorized to do business or partnership authorized to do business or acquire an recognized as a person and authorized to do busines State of Illinois.	Ler a natural person, an Illinois corporation or acquire and hold title to real estate in Illinois, a called title to real estate in Illinois or other entity			
Date	mature: <u>Alemia Florali</u> Grantar or Agent			
Subscribed and swom to before me  By the said Attach Flores  This 30, day of January 20, 20, 23  Notary Public Any person who knowingly submits a false st	OFFICIA', SEAL NANCY TRE'D' VICCAULEY NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRED 12/31/23  atement 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				

(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 Tax Act.)

offenses.