### **UNOFFICIAL COPY**

# Quit Claim Deed ILLINOIS STATUTORY

FUTURE TAXES TO: 4854 S THROOP AVE, LLC

5211 S. Mobile the

Chicago, 11 48438

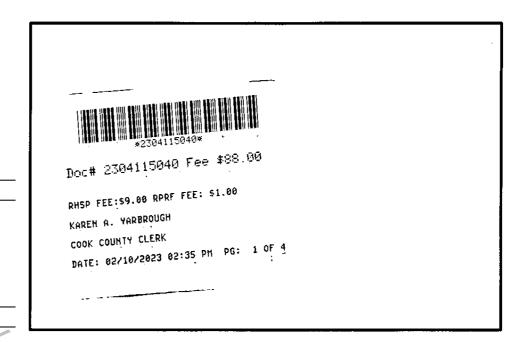
RETURN THIS ECCUMENT

TO:

4854 S THROOP AVE, 120

5211 mobile fue

Chicago, 16 40638



### THE GRANTOR (S)

Juan Venegas and Brenda Sotelo Morono of Cook County of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to 4854 S THROOP AVE, LLC, A Limited Liability Company, of the County of Cook, of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION)
SEE ATTACHED EXHIBIT A

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 the above granted premises unto the parties of the second part forever as, **Fee Simple-Tenancy by the Severalty**.

Permanent Index Number(s): <u>20-08-113-048-0000</u>

Property Address: 4854 South Throop Street, Chicago, Illinois 60609

Dated this 14th day of November 2022.

REAL ESTATE TRANSFER TAX		10-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
	. 1	

20-08-113-048-0000 | 20230201650707 | 2-106-390-352

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

uan Venegas

Wan Venegas

Brenda Sotelo Moreno

REAL ESTATE	TRANSFER	TAX	10-Feb-2023
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20.00.112	049 0000	Language entry La	140 000 000

2304115040 Page: 2 of 4

### **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Juan Venegas and Brenda Sotelo Moreno**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as 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 14th day of November 2022.

Notary Public

OFFICIAL SEAL
JESICA ZAMARRON
NOTARY PUBLIC - STATE OF ILLINGIS
MY COMMISSION EXPIRES: 10/15/23

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

NAME AND ADDRESS OF PREPARER: David Koch Koch & Associates, P.C 5947 West 35<sup>th</sup> Street Cicero, IL 60804 EXEMPT UNDER PROVISIONS OF PARAGRAPH

E
SFCTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 11-14-22

Signature of Buyer, Seller, or Representative

• This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

2304115040 Page: 3 of 4

## **UNOFFICIAL COPY**

#### **EXHIBIT A**

**ADDRESS OF REAL ESTATE:** 4854 South Throop Street, Chicago, Illinois 60609 **PERMANENT REAL ESTATE IDENTIFICATION NUMBER:** 20-08-113-048-0000 **COUNTY:** COOK

#### **LEGAL DESCRIPTION:**

LOT 23 IN BLOCK 1 IN WILLIAM IL RAND'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF TITI/A
DOK COL.

COOK COLINEY CLORES OFFICE THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ILCOOK COUNTY, ILLINOIS.

2304115040 Page: 4 of 4

### **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 а

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: // / /, 2022 SIG	SNATURE: MUN NEWYAN			
0,	GRANTOR of AGENT			
GRANTOR NOTARY SECTION: The below section is to be completed by the N				
Subscribed and swom in defore me, Name of Notary Public:	Jesica Zamarron			
By the said (Name of Grantor): NINGAS	AFFIX NOTARY STAMP BELOW			
On this date of:  NOTARY SIGNATURE:  NOTARY SIGNATURE:  NOTARY SIGNATURE:	OFFICIAL SEAL  JESICA ZAMARRON  NOTARY PUBLIC - STATE OF ILLINOIS			
() $()$ $()$ $()$	MY COMMISSION EXPIRES:10/15/23			
GRANTEE SECTION	•			
The <b>GRANTEE</b> 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, as				
authorized to do business or acquire and hold title to real estate in Illi	Y / Y			
acquire and hold title to real estate in Illinois or other entity recognize	d as a person and authorized to do business or			
acquire and hold title to real estate under the laws of the State of Illin-	-			
	SNATURE: Lail of Noneho			
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.				
	Jesica Zamarron			
Subscribed and sworn to before me, Name of Notary Public:				
By the said (Name of Grantee): World Y. Moren	AFFIX NOTARY STAMP SELOW			
On this date of:	OFFICIAL SEAL			
NOTARY SIGNATURE: Mea Amaor So	JESICA ZAMARRON			
	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/15/23			
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)

rev. on 10.17.2016