

# UNOFFICIAL COPY

## Quit Claim Deed ILLINOIS STATUTORY

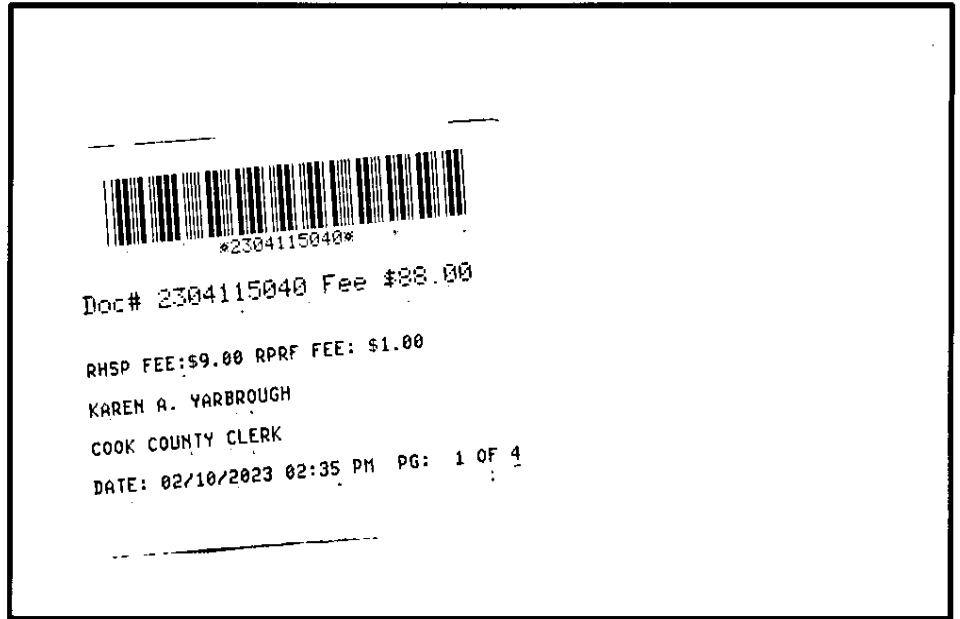
### FUTURE TAXES TO:

4854 S THROOP AVE, LLC  
5211 S. Mobile Ave  
Chicago, IL 60638

### RETURN THIS DOCUMENT

#### TO:

4854 S THROOP AVE, LLC  
5211 Mobile Ave  
Chicago, IL 60638



### THE GRANTOR (S)

Juan Venegas and Brenda Sotelo Moreno, 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): 20-08-113-048-0000

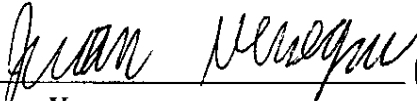
Property Address: 4854 South Throop Street, Chicago, Illinois 60609

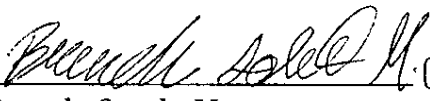
Dated this 14<sup>th</sup> day of November 2022.



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

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

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

 (SEAL)  
Juan Venegas

 (SEAL)  
Brenda Sotelo Moreno

REAL ESTATE TRANSFER TAX	10-Feb-2023
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

20-08-113-048-0000 | 20230201650707 | 2-140-993-360



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## 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 THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## 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: 11 | 14 | 2022

SIGNATURE: Juan Venegas  
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:

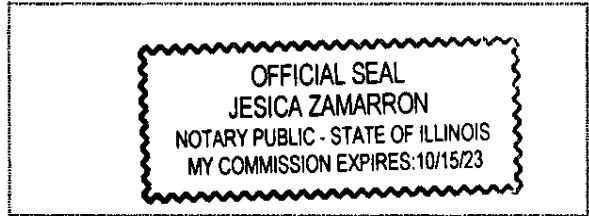
Jesica Zamarron

By the said (Name of Grantor): Juan Venegas

On this date of: 11 | 14 | 2022

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



### 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: 11 | 14 | 2022

SIGNATURE: Consuelo Y. Moreno  
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:

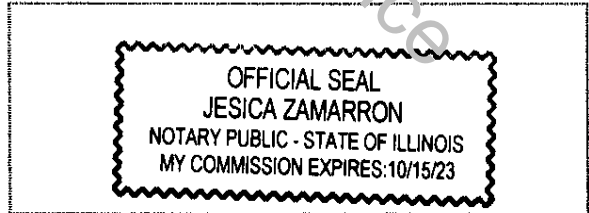
Jesica Zamarron

By the said (Name of Grantee): Consuelo Y. Moreno F

On this date of: 11 | 14 | 2022

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



### 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)**