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QUIT CLAIM DEED

ILLINOIS STATUTORY



Doc# 2304757036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/16/2023 03:06 PM PG: 1 OF 5

PREPARED BY:

Vanessa Cici Fry
Attorney at Law
One Oakbrook Terrace, Ste 505
Oakbrook Terrace, Illinois 60181

AFTER RECORDING MAIL TO:

Vanessa Cici Fry
Attorney at Law
One Oakbrook Terrace, Ste 505
Oakbrook Terrace, Illinois 60181

NAME & ADDRESS OF

TAXPAYER:

Carlos Eduardo Diaz Garcia
1122 W. Catalpa Ave., Unit 405
Chicago, Illinois 60640

THE GRANTOR, CARLOS EDUARDO DIAZ GARCIA, a single man, of the county of Cook, State of Illinois for and in consideration of ten (\$10.00) dollars and other good and valuable consideration(s) in hand paid, **CONVEYS** and **QUIT CLAIMS** to **CARLOS EDUARDO DIAZ GARCIA**, a single man, of 1122 W. Catalpa Ave., Unit 405, Chicago, Illinois 60640 and **THOMAS BUCHERIE**, a single man, of 1122 W. Catalpa Ave., Unit 405, Chicago, Illinois 60640, all interest in the following described real estate situated in the County of Cook, in the State of Illinois:

UNITS 405 AND P-324, IN CATALPA GARDENS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION; THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF; AND THE VACATED ALLEY LYING BETWEEN SAID LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AND THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 30, 2007, AS DOCUMENT NUMBER 0721103098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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Permanent Index Number: 14-08-200-042-1003 and 14-08-200-042-1289

Commonly known as: 1122 W. Catalpa Ave., Unit 405, Chicago, Illinois 60640

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

Dated this 11 day of October, 2022.



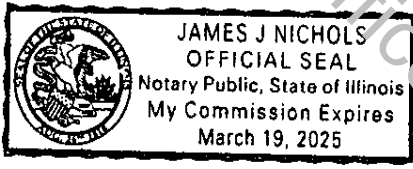
CARLOS EDUARDO DIAZ GARCIA

STATE of ILLINOIS IL)
) SS.
COUNTY of Cook)

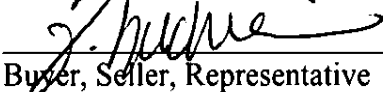
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **CARLOS EDUARDO DIAZ GARCIA** personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his 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 11th day of October, 2022

Notary Public



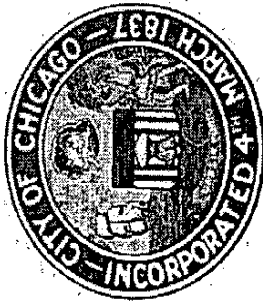
Exempt under provisions of Paragraph E
Section 31-45, Property Tax code

10/13/2022
Date 
Buyer, Seller, Representative

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REAL ESTATE TRANSFER TAX

10-Feb-2023



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00

14-08-200-042-1003

20230201651315

1-726-543-696

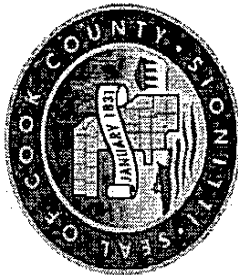
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

10-Feb-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

14-08-200-042-1003

20230201651315

1-452-635-984

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: 10 | 11 | 2022

SIGNATURE: [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:

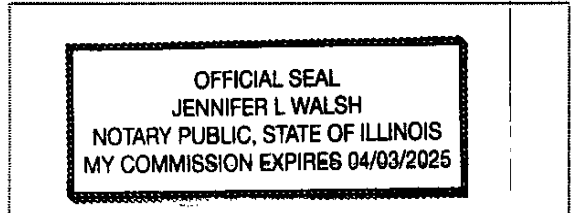
Jennifer L Walsh

By the said (Name of Grantor): Vanessa Fry, agent

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 11 | 2022

NOTARY SIGNATURE: [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: 10 | 11 | 2022

SIGNATURE: [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:

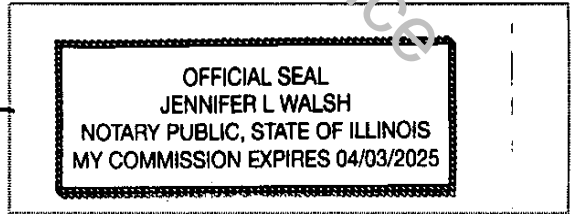
Jennifer L Walsh

By the said (Name of Grantee): Vanessa Fry, agent

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 11 | 2022

NOTARY SIGNATURE: [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)**)