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UNLS1242103

QUITCLAIM DEED



Doc# 2305957004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2023 10:26 AM PG: 1 OF 3

Mail to:

Luz R. Gvero & Bruce Rabi
2156 Rugen Rd. Apt D
Glenview, IL 60026

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd, #191
Brandon, Florida 33511
(866) 755-6300

This space for recording information only

Name and Address of Tax
Payer:
Luz R. Gvero
Bruce Rabi
2156 Rugen Rd, Apt. D
Glenview, IL 60026

Exempt under provisions of Paragraph E of 35 IL CS 200/31-45,
Real Estate Transfer Act.

2/11/2023 Luz R Gvero
Date Buyer, Seller or Representative

THE GRANTOR: LUZ R. GVERO, an unmarried woman (marital status omitted in prior vesting deed referenced herein below), residing at 2156 Rugen Road, Apt. D, Glenview, IL 60026, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM to **GRANTEES,** LUZ R. GVERO, an unmarried woman and BRUCE RABI, an unmarried man, residing at 2156 Rugen Road, Apt. D, Glenview, IL 60026 all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 2156 Rugen Road, Apt. D, Glenview, IL 60026, and legally described as follows, to wit:

UNIT NUMBER 2156 D TOGETHER WITH A 1.030 UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GLENVIEW GARDENS CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED MARCH 10, 1995 AS DOCUMENT NO. 95165318, AS AMENDED FROM TIME TO TIME, OF THAT PART OF LOT 1 IN GLENVIEW GARDENS SUBDIVISION OF PARTS OF SECTIONS 26, 27 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO LUZ R. GVERO, BY TRUSTEE'S DEED FROM CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID COMPANY IN PURSUANCE OF A TRUST AGREEMENT DATED THE 27TH DATE OF SEPTEMBER, 2018 AND KNOWN AS TRUST NUMBER 8002379150, RECORDED 08/06/2021, AS DOCUMENT NO. 2121822089, IN COOK COUNTY, ILLINOIS.

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Property Tax ID: 04-27-400-060-1094

The legal description was obtained from a previously recorded instrument.

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 party of the second part, Grantees herein as tenants in common.

DATED THIS 11 DAY OF February, 2023.

GRANTOR:

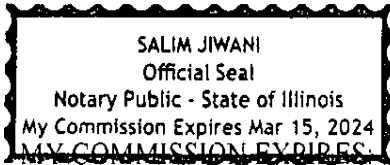
Luiz R. Gvero
LUZ R. GVERO

STATE OF ILLINOIS
COUNTY OF Cook

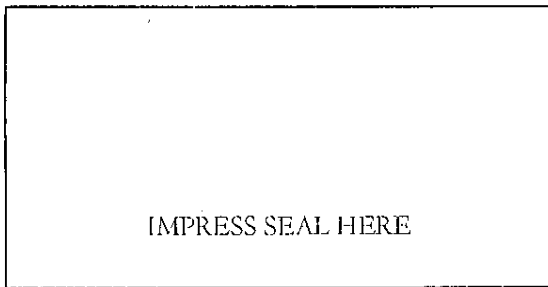
REAL ESTATE TRANSFER TAX		28-Feb-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
04-27-400-060-1094	20230201660960	1-989-918-544

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LUZ R. GVERO, 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 she signed, sealed and delivered the said instrument as her 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 and official seal this 11 day of February, 2023.



[Signature]
NOTARY PUBLIC



Cook COUNTY - ILLINOIS TRANSFER STAMP

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

as required by §55 ILCS 5/3-5020 (form Ch. 34, par 3-5020)

Grantor Section

The **GRANTOR** or his/her agent affirms that, to the best of his/her 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 authorize 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.

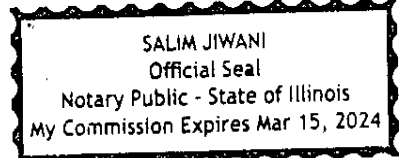
Dated February 11, 2023.

Signature: Luz R. Gvero
Grantor or Agent Luz R. Gvero

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me by the said Luz R. Gvero this 11 day of February, 2023.

Notary Public [Signature]



GRANTEE SECTION

The **Grantee** of his/her 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.

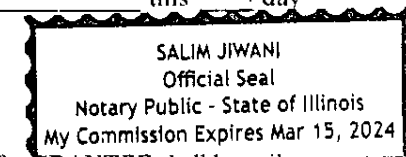
Dated February - 11, 2023

Signature: Luz R. Gvero
Grantee or Agent Luz R. Gvero

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me by the said Luz R. Gvero this 11 day of February, 2023.

Notary Public [Signature]



Note: 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.

(Attached to **Deed** or **ABI** to be recorded in Cook County, Illinois, if exempt under the provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)