

UNOFFICIAL COPY

Doc#. 2306246084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2023 11:05 AM Pg: 1 of 5

QUITCLAIM DEED 230045721/ETC

Dec ID 20230201662261
ST/CO Stamp 2-046-738-256

GRANTOR, GERMAN ARGUETA and MIRZA ARGUETA, husband and wife, and MARILYNN KAMUDA, an unmarried woman (herein, "Grantor"), whose address is 6106 W. 81st Place, Burbank, IL 60459, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration. **CONVEYS AND QUITCLAIMS** to **GRANTEE**, MARILYNN KAMUDA, an unmarried woman, whose address is 5126 S. Lawndale, Chicago, IL 60632, and JOANN KAMUDA, an unmarried woman, whose address is 5135 S. Lawndale, Chicago, IL 60632, as joint tenants with right of survivorship (herein, "Grantee"), all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 6106 W. 81st Place, Burbank, IL 60459

Permanent Index Number: 19-32-113-017-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 22 day of February, 2023.

City of Burbank
\$825.00 Eight hundred twenty five & no/100's
2/21/23
Real Estate Transaction Stamp

When recorded return to:
RAVENSWOOD TITLE COMPANY,
LLC
1 SOUTH WACKER DR.
24TH FLOOR
CHICAGO, IL 60606

Send subsequent tax bills to:
MARILYNN KAMUDA
JOANN KAMUDA
5126 S. LAWDALE
CHICAGO, IL 60632

This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

[Signature]
GERMAN ARGUETA

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 2/22/2023, by GERMAN ARGUETA.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: Maria E. Guerrero
My commission expires: 5/28/2026



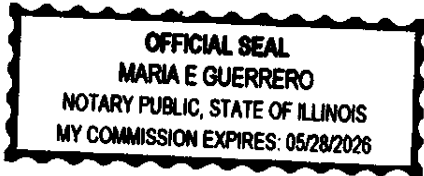
GRANTOR

[Signature]
MIRZA ARGUETA

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 2/22/2023, by MIRZA ARGUETA.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: Maria E. Guerrero
My commission expires: 5/28/2026



UNOFFICIAL COPY

GRANTOR

Marilynn Kamuda
MARILYNN KAMUDA

STATE OF Illinois
COUNTY OF Cook

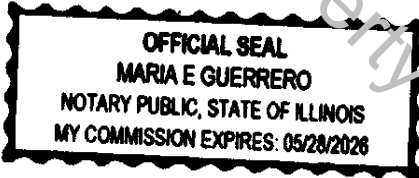
This instrument was acknowledged before me on 2/22/2023, by MARILYNN KAMUDA.

[Affix Notary Seal]

Notary Signature: Maria E. Guerrero

Printed name: Maria E. Guerrero

My commission expires: 5/28/2026



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Marilynn Kamuda 2-22-2023
Signature of Buyer/Seller/Representative Date

Cook County Clerk's Office

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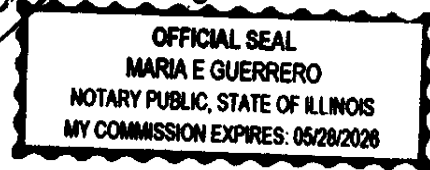
STATEMENT BY GRANTOR AND GRANTEE

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 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: 2/22/2023

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 22nd day of February, 2023.



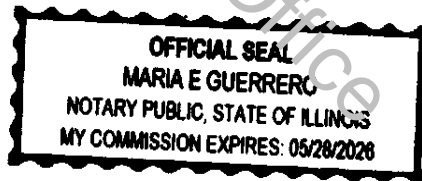
Notary Public [Signature]

The grantee 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 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: 2/22/2023

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 22nd 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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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EXHIBIT A

[Legal Description]

PARCEL 1:

LOT 109 IN ELMORE'S PARKSIDE GARDENS FIRST ADDITION A SUBDIVISION OF THE NORTH 1/2 OF SECTION 32 TOWNSHIP 38 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AN ADJOINING PARCEL 1.

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.