

UNOFFICIAL COPY

QUITCLAIM DEED

STATUTORY (ILLINOIS)

MAIL TO:

Aranda Services 1, LLC
92 W. Lincoln Highway
Chicago Heights, IL 60411

NAME AND ADDRESS OF

TAXPAYER:

Aranda Services 1, LLC
92 W. Lincoln Highway
Chicago Heights, IL 60411



Doc# 2306722065 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2023 02:31 PM PG: 1 OF 3

The Grantor, JOSE R. ARANDA, married to Berenice Flores, of 92 W. 14th St. Chicago Heights, IL 60411 for and in consideration of Ten (10.00) Dollars and other good and valuable consideration in hand paid,

CONVEY AND QUITCLAIM to ARANDA SERVICES 1, LLC all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

LOT 17 IN RESUBDIVISION OF BLOCK 161 (EXCEPT THE SOUTH 124.78 FEET OF THE WEST 125 FEET THEREOF) IN CHICAGO HEIGHTS, IN THE NORTHWEST ¼ OF SECTION 28 TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS


Commonly known as: 107 E. 23rd St. Chicago Heights, IL 60411
TAX ID.No/PIN : 32-28-105-018-0000


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

***** THIS IS NOT A HOMESTEAD PROPERTY*****

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

EXEMPTION APPROVED


CITY CLERK
CITY OF CHICAGO HEIGHTS

3/8/2023


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Dated this day 7 day of Feb, 2023

Jose R. Aranda

JOSE R. ARANDA

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State Aforesaid, CERTIFIES that JOSE R. ARANDA 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.

Given under my hand and notaries seal, this 7 day of Feb, 2023.

Floria Christine

Notary Public



My Commission Expires on 9-04-2026

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
35 ILCS 200/31-45, PROPERTY TAX CODE

Date:

Jose R. Aranda

Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX		07-Mar-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
32-28-105-018-0000		2023020165488 2-009-186-512

NAME AND ADDRESS OF PREPARER:

Julissa Ruiz, Esq.
Law Office of Julissa Ruiz
2847 Chicago Road
South Chicago Heights, IL 60411

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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: Feb 10 7 | 2023

SIGNATURE: *Jose R. Aranda*
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:

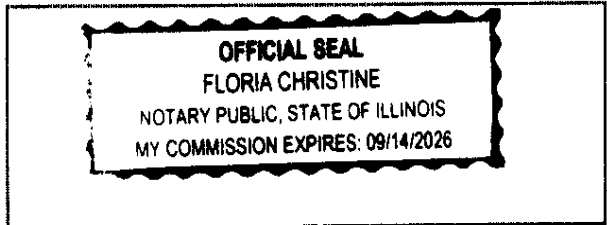
Floria Christine

By the said (Name of Grantor): Jose R. Aranda

On this date of: Feb 17 | 2023

NOTARY SIGNATURE: *Floria Christine*

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: Feb 10 7 | 2023

SIGNATURE: *Jose Aranda*
on behalf of Aranda Services LLC 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:

Floria Christine

By the said (Name of Grantee): Jose Aranda

On this date of: 02 | 07 | 2023

NOTARY SIGNATURE: *Floria Christine*

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)**)