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Doc# 2306722026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2023 10:20 AM PG: 1 OF 5

File Number: 71503561

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

Recording Requested By:
AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

When Recorded Return To:
Indcomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

82196615 Rec Inst

After Recording Return To and Mail Tax Statement To:
Luis Ponce De Leon
5234 W Eddy St., Chicago, IL 60641-3308

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-21-303-034-0000

715-03-5001-805 0428 QUITCLAIM DEED

Luis Ponce De Leon, an unmarried man and **Rosa Ponce De Leon**, an unmarried woman, whose mailing address is **5234 W. Eddy St., Chicago, IL 60641-3308**, a formerly married couple who are now divorced pursuant to the Judgment of Dissolution of Marriage filed in Cook County, IL in Case No. 21D004875 on November 18, 2021 hereinafter grantors, for \$62,417.41 (Sixty Two Thousand Four Hundred Seventeen Dollars and Forty One Cents) in consideration paid, grant and quitclaim to **Luis Ponce De Leon**, an unmarried man, hereinafter grantee, whose tax mailing address is **5234 W Eddy St., Chicago, IL 60641-3308**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



RPA 1452659563QC101010105

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Tax Id Number(s): 13-21-303-034-0000

Land situated in the County of Cook in the State of IL

THE WEST 1/2 OF LOT 12 IN BLOCK 1 IN HIELD AND MARTIN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5234 W Eddy St., Chicago, IL 60641-3308


Prior instrument reference: 0433902394

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.



The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

REAL ESTATE TRANSFER TAX		07-Mar-2023
	CHICAGO:	468.75
	CTA:	187.50
	TOTAL:	656.25 *

13-21-303-034-0000 | 20230201656228 | 0-163-037-392

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

REAL ESTATE TRANSFER TAX		08-Mar-2023
		COUNTY: 31.25
		ILLINOIS: 62.50
		TOTAL: 93.75

13-21-303-034-0000 | 20230201656228 | 0-050-274-512



RPA 1452559563QC101010205

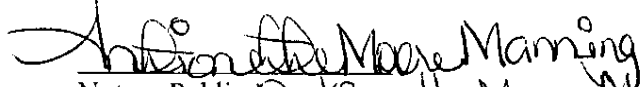
UNOFFICIAL COPY

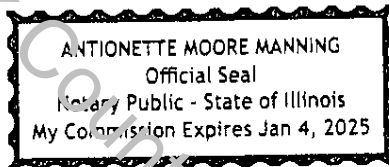
Executed by the undersigned on January 13, 2022:


Luis Ponce De Leon

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on January 13, 2022 by **Luis Ponce De Leon** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public Antonette Moore Manning



RPA 1452559563QC101010305

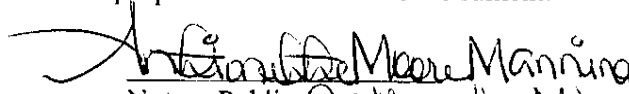
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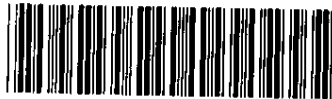
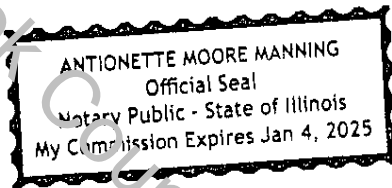
Executed by the undersigned on January 13, 2022:


Rosa Ponce De Leon

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on January 13, 2022 by **Rosa Ponce De Leon** who is personally known to me or has produced CDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public Antonette Moore Manning



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1371 1/21/2022 82196615/1



RPA 1452559563QC101010405

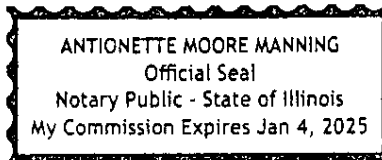
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 January 13, 2022

[Signature]
Signature of Grantor or Agent



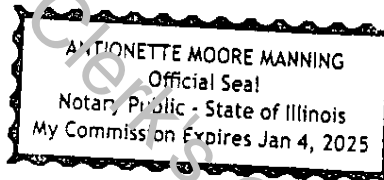
Subscribed and sworn to before
Me by the said Grantor
this 13th day of January,
2022.

NOTARY PUBLIC Antionette Moore Manning

The Grantee or his agent affirms and verifies that 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 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.

Date January 13, 2022

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Grantee
This 13th day of January,
2022.

NOTARY PUBLIC Antionette Moore Manning

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)



RPA 1452559563QC101010505