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Doc#. 2308233241 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/23/2023 01:08 PM Pg: 1 of 3

Dec ID 20230301676009 ST/CO Stamp 0-132-018-384

PT23-89838ACC

QUIT CLAIM DEED Statutory (Illinois) Use

For Recorder

THE GRANDORS, Victor M. Vargas, married, and Victor Vargas, unmarried, of the City of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS to

Victor Vargas, unmarried, an 80% undivided interest, and Alana Pastrana, unmarried, a 20% undivided interest

the following described Real Estate situated in Cook County, Illinois, to wit:

Parcel 1:

The East 17.30 feet of the West 89.81 feet (except the North 55 thereof) of Lot 5 and the East 17.30 of the West 89.18 fee of the North 4 feet of Lot 6; and the South 9.17 Feet of the North 91.67 feet (except the West 124.77 feet thereof) of Lot 5 all in Block 2, in W.C. Reynolds Subdivision of the Northwest 1/4 of The Southwest 1/4 of Section 6, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress For the benefit of Parcel 1, as set Forth in the declaration of Covenants and easements and as Shown on plat attached there'o Dated December 15, 1973 and Recorded February 15, 1974 as Document 22630370 and as created by the deed from Chicago title and Trust company, as trustee under Trust No. 51184 to Hans peter Zell Dated March 16, 1974, and recorded April 1, 1974 as document 22670532, in Cook County, Illinois.

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

Street address: 1009 North Harlem Ave, Unit A City, state, and zip code: Oak Park, Illinois 60302 Real estate index number: 16-06-307-044-0000

PROPER TITLE, LLC

EXEMPTION APPROVED

Staven E. Drazkik, CPO Village et Cak Perit

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Victor Vargos	
Victor M. Vargas	
V 301 D -	

The grantors have signed this deed on December 10TH, 2022.

STATE OF ILLINOIS

)ss.

COOK COUNTY

I am a notary public for the County of Cook and State of Illinois. I certify Victor M. Vargas and Victor Vargas personally known to me to be the same persons who names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and our poses therein set forth, including the release and waiver of the right of homestead.

Dated: December 10^{τη}, 2022

#ARIA A RODRIGUEZ Official Seal Notary Fublic - State of Illinois My Commission Expires Jul 13, 2023

Notary Fublic

This instrument was prepared by:

Joseph G. Haffner 25 E. Washington, Suite 700

Chicago, IL 60602

Mail To and Send Subsequent Tax Bills To: Victor Vargas 1009 N Harlem Ave, Unit A Oak Park, IL 60302

EXEMPT UNDER THE PROVISIONS OF SEC.31-45_(B)_OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45) Paragraph_e

July 12, 2022

Joseph G. Haffher, agent

Serven E. Dres**de.** CFO Villege of Oak Park

2308233241 Page: 3 of 3

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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 a la	nd trust is either a natural person, an Illinois
corporation or foreign corporation authorized to d	o business or acquire and hold title to real estate in racquire and hold title to real estate in Illinois, or
nitrois, a partnership authorized to do ousiness of	to do business or acquire title to real estate under the
laws of the State of Illinois.	
A 10110	
Dated 12/10 , 2022	
0	
	Signature: Grantor or Agent
	Granion or vicent
Subscribed and sworn to before me	
By the saidJoseph Haffr.er	KRISTIN S HAPPINER
This 10th day of December 20 22	Official Seal Notary Public - State of Illinois
Notary Public factor for the first	My Commission Expires Jan 9, 2025
The grantee or his soons affirms and verifies the	at the name of the grantee shown on the deed or
assignment of beneficial interest in a law rest is	s either a natural person, an Illinois corporation or
foreign corporation authorized to do business	ocquire and hold title to real estate in Illinois, a
partnership authorized to do business or acquires	nd hold title to real estate in Illinois or other entity
recognized as a person and authorized to do busine	s or acquire title to real estate under the laws of the
State of Illinois.	90 - 11
Date 12/10 2022	
Date 12/10 , 20:2	451111
S	gnature
	Fintee or Agent
	~74.
Subscribed and sworn to before me By the said Joseph Haffner	1
D J Commence of the commence o	MPLITA S HAFFMER
Notary Public Later from No. 2022	Official Seal Notary Ecolor Seate of Illinois
Notary Public Estatement	My Commission F. pires Jan 9, 2025
Note: Any person who knowingly submits a false	tatement concerning the identity of a G an lee shall
be guilty of a Class C misdemeanor for the first of	fense and of a Class A misdemeanor for au sequent
offenses.	
	things if any and a partial are of Partial
(Attach to deed or ABI to be recorded in Cook Co	ounty, Illinois if exempt under provisions of Section

4 of the Illinois Real Estate Transfer Tax Act.)