

UNOFFICIAL COPY

2023-61011-AC
QUIT CLAIM DEED
ILLINOIS STATUTORY

Doc#: 2308746302 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/28/2023 03:54 PM Pg: 1 of 3

Mail To:

*Oscar Robles and
Wendy E. Robles
11408 S. Laflin St.
Chicago, Illinois 60643*

Dec ID 20230301679422
ST/CO Stamp 1-585-834-192
City Stamp 2-127-096-016

Name and Address of Taxpayer:

*Oscar Robles and
Wendy E. Robles
11408 S. Laflin St.
Chicago, Illinois 60643*

THE GRANTOR(S) **OSCAR ROBLES**, a Married Man, of 4127 W. Cornelia Ave., Chicago, Illinois 60641, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **OSCAR ROBLES and WENDY ELVIRA ROBLES** aka Wendy Elvira Garcia Constantino, Husband and Wife, of 4127 W. Cornelia Ave., Chicago, Illinois 60641, as Tenants By the Entirety, not as Joint Tenants and not as Tenants In Common, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT TWENTY FOUR (24) IN BLOCK EIGHTY (80), IN ROGERS' RESUBDIVISION OF BLOCK EIGHTY (80), EIGHTY ONE (81), EIGHTY TWO (82), EIGHTY THREE (83), EIGHTY FOUR (84), EIGHTY FIVE (85), IN WASHINGTON HEIGHTS, IN THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

AND

LOT TWENTY-FIVE (25) (EXCEPT THE SOUTH ONE FOOT THEREOF) IN BLOCK EIGHTY (80) IN ROGERS' RESUBDIVISION OF BLOCK EIGHTY (80), EIGHTY-ONE (81), EIGHTY-TWO (82), EIGHTY THREE (83), EIGHTY FOUR (84), EIGHTY FIVE (85), IN WASHINGTON HEIGHTS, IN THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Permanent Real Estate Index Number(s): **25-20-119-064-0000**

Address(es) of Real Estate: **11408 S. Laflin St. Chicago, Illinois 60643**

Dated this 14TH day of MARCH, 2023

Oscar Robles
OSCAR ROBLES

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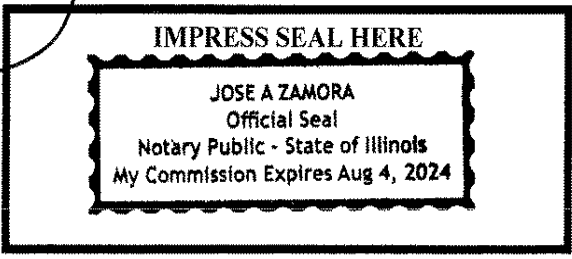
STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County of DUPAGE, in the State of Illinois, aforesaid, DO HEREBY CERTIFY THAT **OSCAR ROBLES** and 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 signed, sealed and delivered the said 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 notarial seal this 14TH day of MARCH, 2023.

Notary Public
My commission
expires on

8/4/2024



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Zamora Law Office, PC
Attorney Joseph A. Padula-Zamora
17W775 Butterfield Rd. Unit 124
Oakbrook Terrace, Illinois 60181

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E SECTION 4, REAL
ESTATE TRANSFER ACT.

DATE: 3/14/2023

Signature of Buyer, Seller or
Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

PREMIER TITLE

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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: 3 | 14 | 2023

SIGNATURE: Oscar Robles
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:

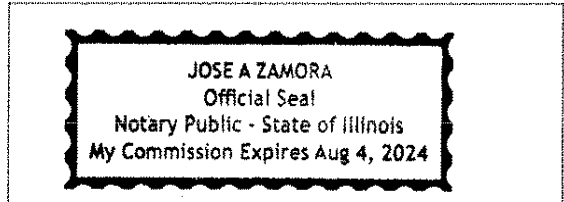
Jose Zamora

By the said (Name of Grantor): Oscar Robles

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 14 | 2023

NOTARY SIGNATURE: [Signature]



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: 3 | 14 | 2023

SIGNATURE: [Signature]
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:

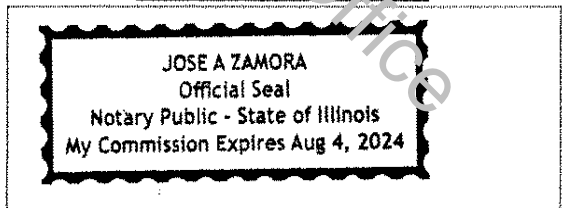
Jose Zamora

By the said (Name of Grantee): Wendy E. Robles

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 14 | 2023

NOTARY SIGNATURE: [Signature]



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)**