



2309457001D

Doc# 2309457001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/04/2023 09:42 AM PG: 1 OF 3

Property of Cook County Clerk's Office

**QUIT CLAIM DEED
STATUTORY (Illinois)**

THE GRANTOR, Ricardo Cortez, a single person, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid,

CONVEYS AND QUIT CLAIMS to Wendy K. Baxter, Grantee, of 541 W 45th Street, Chicago, IL 60609, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 17 IN BLOCK 2 IN D. W. BAKER'S SUBDIVISION OF THE EAST ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS

Permanent index number: 20-04-322-010-0000

Property address: 541 W. 45th Street, Chicago, IL 60609

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises in Fee Simple forever.

DATED this 3/13 day of March, 2023.

Ricardo Cortez

REAL ESTATE TRANSFER TAX		04-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-04-322-010-0000 | 20230301685649 | 0-041-498-832

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

REAL ESTATE TRANSFER TAX		04-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-04-322-010-0000 | 20230301685649 | 1-726-560-464

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QUIT CLAIM DEED

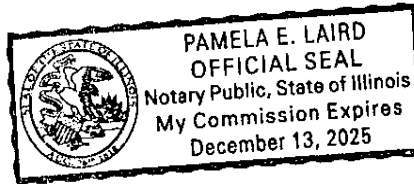
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State of Illinois, County of Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ricardo Cortez, 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 the person signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 13 day of March, 2023.

Pamela E. Laird
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 4, 35 ILCS 200/31-45, PROPERTY TAX CODE, REAL ESTATE TRANSFER ACT.

DATE: 3/13, 2023

Signature of Grantor, Grantee, or Representative: Ricardo Cortez

Name and Address of Taxpayer:
Wendy K. Baxter
541 W. 45th Street, Chicago, IL 60609

Prepared by and mail to:
Law Hesselbaum LLP • by Zach Hesselbaum, Attorney at Law
2275 Church Road • Aurora, IL 60502
Phone (630) 585-5200 • Fax (630) 566-0811
www.lawhess.com

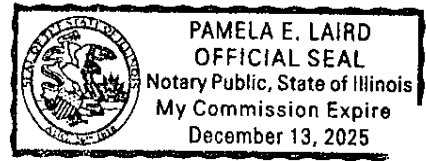
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 3/13, 2023 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 13 day of March,
2023.

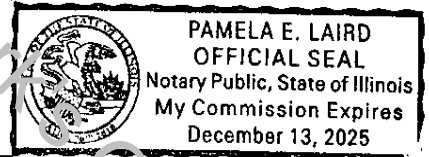


NOTARY PUBLIC Pamela E. Laird

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 3/13, 2023 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 13 day of March,
2023.



NOTARY PUBLIC Pamela E. Laird

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.)