

UNOFFICIAL COPY

Doc#: 2309610144 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 12:37 PM Pg: 1 of 5

Dec ID 20230401688259

QUIT CLAIM DEED

THE GRANTORS, **JOSE J. GALVEZ** and **VERONICA GALVEZ**, husband and wife*, of the Village of Willowbrook, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to **JOVE PROPERTIES LLC**, created and existing under and by virtue of the Laws of the State of Illinois having its principal office at 7531 Brookbank Rd, Willowbrook, IL 60527, THE GRANTEE, the following described real estate, situated in the County of Cook, State of Illinois to wit, in fee simple:

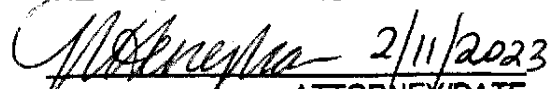
LEGAL DESCRIPTION: LOT 340 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOT 341 TOGETHER WITH THE WEST 1/2 OF THE VACATE ALLEY LYING EAST OF AND ADJOINING THERETO ALL IN AUSPITZ AND OAKS BROOKFIELD PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 ALSO THE EAST 6.8368 ACRES (EXCEPT ROAD) OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 18-03-408-053-0000
Property Address: 4425 Vernon Ave, Brookfield, IL 60513

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

*This is not homestead property.

EXEMPT UNDER THE PROVISION OF
35 ILCS SECTION 200/31-45, PARAGRAPH (e)
REAL ESTATE TRANSFER TAX ACT


2/11/2023
ATTORNEY/DATE

DATED this 11th day of February, 2023



JOSE J. GALVEZ

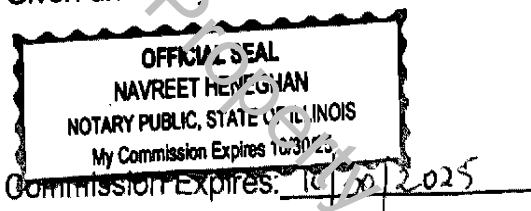


VERONICA GALVEZ

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **JOSE J. GALVEZ** and **VERONICA GALVEZ**, 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 said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of February, 2023.



Navreet Heneghan

 NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Navreet Kaur Heneghan, **MIDWEST LAW GROUP**, 12608 S. Harlem Ave., Palos Heights, IL 60463

MAIL TO:

Jove Properties LLC
 7531 Brookbank Rd
 Willowbrook, IL 60527

SEND SUBSEQUENT TAX BILLS TO:

Jove Properties LLC
 7531 Brookbank Rd
 Willowbrook, IL 60527

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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: 2 | 11 | 2023

SIGNATURE: *Veronica Galvez*
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:

Navreet Heneghan NAVREET HENEGHAN

By the said (Name of Grantor): VERONICA GALVEZ

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 11 | 2023

NOTARY SIGNATURE: *Navreet Heneghan*



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: 2 | 11 | 2023

SIGNATURE: *Jose J Galvez*
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:

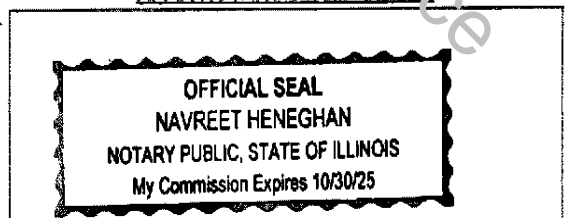
Navreet Heneghan

By the said (Name of Grantee): Jose J Galvez
PRESIDENT OF JOVE PROPERTIES LLC

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 11 | 2023

NOTARY SIGNATURE: *Navreet Heneghan*



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)**)

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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DATED: 2 | 11 | 20 23

SIGNATURE: [Signature]
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:

NAVREET HENEGHAN

By the said (Name of Grantor): JOSE J GALVEZ

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 11 | 20 23

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: 2 | 11 | 20 23

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:

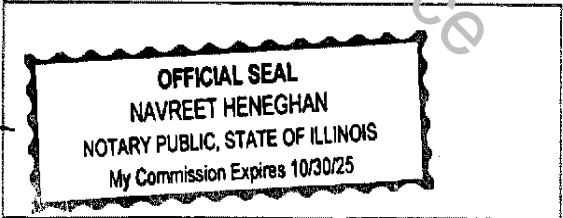
NAVREET HENEGHAN

By the said (Name of Grantee): JOSE J GALVEZ

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 11 | 20 23 PRES. OF JOVE PROPERTIES LLC

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

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Village of Brookfield Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with
Village of Brookfield Ordinance #2021-53

Property Address: 4425 VERNON AVE
Name of Seller: JOSE GALVEZ
Date of Issuance: 04/04/2023
Amount Paid: \$0.00

Certificate is valid for 30 days from date of issuance


Douglas E. Cooper, Finance Director