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23100220190

QUIT CLAIM DEED

Doc# 2310022019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/10/2023 11:25 AM PG: 1 OF 3

THE GRANTOR(S), **Gerardo Zuniga and Leon Romero**, of Chicago, Illinois, County of Cook for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid and for no other good and valuable consideration, **Conveys and Quit Claims all interests** unto **Leon Romero** a married man and **J Loreto Romero**, a married man of Chicago, Illinois, to hold as **Joint Tenants with right of survivorship** and not as tenants in common the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 31 IN BLOCK 12 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 19-13-416-010-0000

PROPERTY ADDRESS: 6129 SOUTH CALIFORNIA AVE, CHICAGO, ILLINOIS 60629

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

THIS DEED was prepared at the request of Grantor, without the benefit of a title search, and the description of the property was furnished by the party. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in as **Joint Tenants with right of survivorship and Not as tenants in common**, forever.

DATED this 31 day of March, 2023.

Gerardo Zuniga by J. Loreto Romero as attorney in fact
Gerardo Zuniga

Leon Romero
Leon Romero

23 Bar 57835
2 of 3

REAL ESTATE TRANSFER TAX		10-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-13-416-010-0000 | 20230401691501 | 0-548-193-488

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

REAL ESTATE TRANSFER TAX		10-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-13-416-010-0000 | 20230401691501 | 0-632-825-040

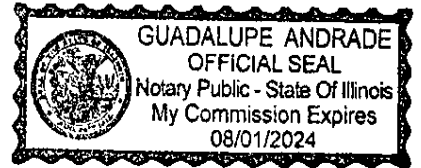
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State of Illinois) SS
County of Cook)

I, the undersigned, a Notary Public in and for the County of Cook, and State of Illinois, **DO HEREBY CERTIFY** that **LEON ROMERO** are personally known to me to be the same persons whose name is 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 voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of March, 2023.

Notary Public



Prepared by/Mail to:
Jorge J. Monroy
903 Commerce Dr, Suite 165
Oak Brook, IL 60523

MAIL TAX BILL TO:
Leon Romero
6129 S. California Ave
Chicago, IL 60629

Exempt under the provisions of Paragraph E Section 4, Real Estate Transfer Act

3/31/23
Date

Leon Romero

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or their agents affirm that, to the best of their knowledge, the name of the grantee shown on the deed 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, 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.

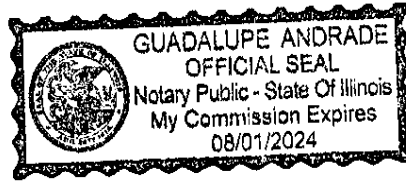
Dated: 3/31/23

Signature: Leon Romero
Leon Romero- Grantor

SUBSCRIBED AND SWORN

To before me on this 31 day
Of March, 2023.

[Handwritten Signature]



Notary Public

The **grantee** or their agents affirm and verify that the name of the grantees shown on the deed 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, 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.

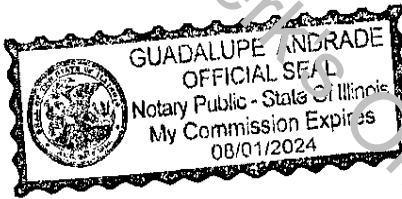
Dated: 3/31/23

Signature: J Loreto Romero
J Loreto Romero- Grantee

SUBSCRIBED AND SWORN

To before me on this 31 day
Of March, 2023.

[Handwritten Signature]



Notary Public

NOTE: 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.