

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#. 2310441022 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2023 10:16 AM Pg: 1 of 4

Dec ID 20230401696264

(The space above for Recorder's use only)

THE GRANTORS, BLANCA DEL RIO**, married to Juan Del Rio, and MYNOR F. LEIVA A/K/A MAYNOR F. LEIVA, an unmarried man, of the Village of Northlake, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEY** and **QUIT CLAIM** to **THE GRANTEE**, MAYNOR F. LEIVA, the following described Real Estate situated in Cook County, Illinois, legally described as:


See Attached Legal Description.

SUBJECT TO: covenants conditions and restrictions of record, 2022 & 2023 taxes, and subsequent years, and existing mortgages.

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 as to this Grantor.

County-Illinois transfer stamps exempt under provisions of paragraph e Section 4 Real Estate Transfer Act.




Buyer/Seller/Representative Date: 4/13/23

Permanent Index Number (P.I.N.): 12-30-402-056-1015

Address of Real Estate: 22 King Arthur Court, Unit 15, Northlake, IL 60164

Dated this 13th day of April, 2023

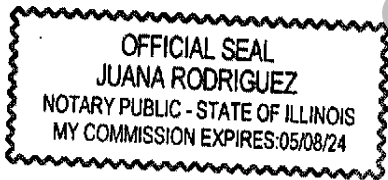
BLANCA DEL RIO (SEAL)  (SEAL)
Blanca Del Rio Mynor F. Leiva a/k/a Maynor F. Leiva

UNOFFICIAL COPY

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Blanca Del Rio and Maynor F. Leiva, personally known to me to be the same persons whose names are subscribed in 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

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



Juana Rodriguez
Notary Public

This instrument was prepared by:
Mila Gloria Novak, P.C., Attorneys at Law, 2300 W. Lake St., Melrose Park, IL 60160

MAIL RECORDED DEED TO:

Mila Gloria Novak, P.C.
2300 W. Lake St.
Melrose Park, IL 60160
(708) 343-9119

SEND SUBSEQUENT TAX BILLS TO:

Maynor F. Leiva
22 King Arthur Court, Unit 15
Northlake, IL 60164

CITY
OF
NORTHLAKE



TRANSFER
STAMP

UNOFFICIAL COPY

Legal Description

UNIT NO. 15, IN KING ARTHUR CONDOMINIUM BUILDING NO. 22 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 22 IN KING, ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT I HERETO ATTACHED DATED NOVEMBER 23, 1962 AND RECORDED NOVEMBER 23, 1962 AND A DOCUMENT NUMBER K8653754 MADE BY OAK PARK TRUST SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115 AND DECLARATION OF EASEMENTS MADE BY TRUST NUMBER 4115 AFORESAID DATED MAY 20, 1963 AND RECORDED JULY 3, 1963 AS DOCUMENT 18844303 AND MODIFIED BY DOCUMENT 18922388 AND AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MARCH 23, 1963 AND RECORDED JULY 3, 1963 AS DOCUMENT 18844304 MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN AND MODIFIED BY DOCUMENT 18922389 AND AS CREATED MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN AND MODIFIED BY DOCUMENT 18922389 AND AS CREATED BY THE DEED FROM OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115 TO JOE ROSEN AND ANNE C. ROSEN, HIS WIFE, DATED JANUARY 31, 1963 AND RECORDED MARCH 8, 1963 AS DOCUMENT NUMBER 18738018 AND RE-RECORDED JANUARY 20, 1964 AS DOCUMENT NUMBER 19025870 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER THE PREMISES DESCRIBED AT (A), (B) AND (C) AND FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES INCLUDING SEWER, GAS, ELECTRICITY, TELEPHONE AND WATER LINES OVER, UNDER AND ACROSS THE PREMISES DESCRIBED AT (A) AND (B) THE SAID SERVIENT PREMISES BEING DESCRIBED AS FOLLOWS: (A) THE NORTH 30 FEET OF LOTS 21 AND 16 IN KING ARTHUR APARTMENTS OF NORTHLAKE, AFORESAID. (B) THE NORTH 52.8 FEET OF LOT 15 (EXCEPT THE PORTION UPON WHICH A 14 UNIT APARTMENT HAS BEEN ERECTED) IN KING ARTHUR APARTMENTS OF NORTHLAKE AFORESAID. (C) A 20 FOOT STRIP OF LAND FALLING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING BETWEEN AND ADJOINING THE NORTH LINE OF FULLERTON AVENUE AS DEDICATED PER DOCUMENT 10251822 AND THE EASTERLY LINE OF LOT 15 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING ON SAID NORTH LINE OF FULLERTON AVENUE, 62.00 FEET EAST OF THE SOUTHEASTERLY CORNER OF LOT 11 IN KING ARTHUR APARTMENTS OF NORTHLAKE AFORESAID, THENCE NORTH EASTERLY ALONG A LINE FORMING AN ANGLE OF 46 DEGREES 19 MINUTES FROM WEST TO NORTHWEST WITH SAID NORTH LINE OF FULLERTON AVENUE, A DISTANCE OF 152.0 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTH EASTERLY AND HAVING A RADIUS OF 800.0 FEET A DISTANCE OF 28.86 FEET TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 178.08 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS 20.0 FEET, A DISTANCE OF 15.62 FEET TO A POINT OF TANGENCY, THENCE NORTHEASTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 46.92 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 28.51 FEET TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 168.33 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 26.56 FEET TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 60.58 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.0 FEET A DISTANCE OF 22.14 FEET TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 20.0 FEET) THENCE NORTH EASTERLY 38.00 FEET; MORE OR LESS TO A POINT IN THE EASTERLY LINE OF LOT 15 AFORESAID, 42.89 FEET SOUTH OF THE NORTHEASTERLY CORNER OF SAID LOT 15, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number (P.I.N.): 12-30-402-056-1015

Commonly known as: 22 King Arthur Court, Unit 15, Northlake, IL 60164

UNOFFICIAL COPY



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 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 title to real estate under the laws of the State of Illinois.

4-13-23 Dated [Signature] Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Maynor F. Leiva THIS 13th DAY OF April, 2023

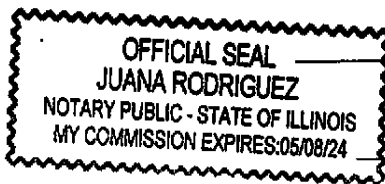


[Signature]
Notary Public

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 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.

4/13/23 Dated BLANCA DEL RIO Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Blanca Del Rio THIS



13th DAY OF April, 2023
[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.
[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.]