

UNOFFICIAL COPY

Doc#: 2311529106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2023 11:31 AM Pg: 1 of 3

QUIT CLAIM DEED

Illinois Statutory

41073186 N/A 1/3
Name and Address of Taxpayer:
and mail to:

PEDRO FULGENCIO

4416 Maple Ave

Brookfield, IL 60513

Dec ID 20221001674317
ST/CO Stamp 1-249-587-536

THE GRANTOR, P & L INVESTMENT PROPERTIES LLC, an Illinois Limited Liability Company, in consideration of the sum of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

THE GRANTEE, PEDRO FULGENCIO, of Brookfield Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 46 AND 67 (EXCEPT THE EAST 17 FEET) AND (EXCEPT THAT PART TAKEN AND USED FOR FIRST AVENUE) IN B. O. STONE AND COMPANY'S FIFTH ADDITION, A SUBDIVISION OF SOUTH 507 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 48 RODS) AND THE SOUTH 33 RODS OF THE EAST 48 RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AND THE SOUTH 507 FEET OF THE EAST 1/2 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, ALL IN TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to all matters of record, including all property taxes, easements, mortgages and any encumbrances thereon.

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 the said premises forever.

Permanent Real Estate Index Numbers: 18-02-305-018-0000 and 18-02-305-032-0000

Address of Real Estate: 8530 45th Street, Lyons, IL 60534

Dated this 26th day of August, 2022


P & L INVESTMENT PROPERTIES LLC
by Pedro Fulgencio, manager

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

~~_____~~
P & L INVESTMENT PROPERTIES LLC
by Pedro Fugencio, manager

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 *P & L INVESTMENT PROPERTIES LLC, personally known to me
to be the same person(s) whose name 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 uses and purposes
therein set forth, including the release and waiver of the right of homestead.

* Pedro Fugencio, manager of



SUBSCRIBED AND SWORN to before

me this 26th day of August, 2022



Notary Public



REAL ESTATE TRANSFER TAX		25 Oct-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
18-02-305-018-0000		20221001674317 1-249-587-536

This Document prepared by:

John Larson / Larson Law Group LLC
505 S La Grange
La Grange, IL 60525

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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 August 26, 2022 Signature: _____
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 26 day of August
2022

NOTARY PUBLIC Emma Treto



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 August 26, 2022 Signature: _____
Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 26 day of August
2022

NOTARY PUBLIC Emma Treto



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.)