

QUIT CLAIM DEED
ILLINOIS STATUTORY



Doc# 2311657011 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 04/26/2023 10:37 AM PG: 1 OF 3


Mail to:
Ana L. Soto
4716 N Albany Ave
Chicago Ave
Name & Address of Taxpayer:
Adela Hernandez
Ana Louisa Soto
4716 N Albany Ave
Chicago, IL 60625



(Space for Recorder's Use)

THE GRANTOR(S), Ricardo Hernandez, deceased, and Adela Hernandez,
of the City Chicago of Chicago, County of Cook State of Illinois
for and in consideration of TEN DOLLARS
and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to
THE GRANTEE(S), Adela Hernandez and Ana Louisa Soto,

(Grantee's Address) 4716 N Albany Ave, Chicago, IL 60625
of the City Chicago of Chicago, County of Cook State of Illinois
in the form of ownership: FEE SIMPLE

all interest in the following described real estate situated in the County of _____, in the State of Illinois to wit:
LOT 20 IN BLOCK 35 IN NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT WAY OF THE NORTHWESTERN ELEVATED RAILROAD, IN COOK COUNTY ILLINOIS.

REAL ESTATE TRANSFER TAX	26-Apr-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	26-Apr-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-13-101-027-0000 | 20230401603482 | 0-043-072-720

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

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 13-13-101-027-0000

Property Address: 4716 N Albany Ave, Chicago, IL 60625

UNOFFICIAL COPY

Dated this 24 day of April, 2023

(Seal)

(Seal)

Ricardo Hernandez, Deceased

(Seal)

Adela Hernandez
Adela Hernandez
(Seal)

(NOTE: Please type or print names below all signatures.)

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 Ricardo Hernandez, Deceased, and Adela Hernandez

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 24 day of April, 2023

(Seal)



Notary Public

My commission expires: 06/29/26

COOK

COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Theresa L. Panzica
Theresa L. Panzica LLC
2510 W. Irving Park, Ste. A
Chicago, IL 60618

or
Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.
Date: 4.24.2023

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY



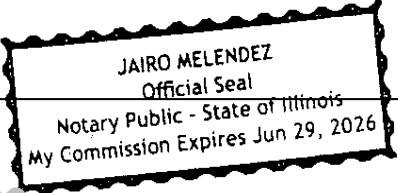
CHICAGO TITLE

CHICAGO TITLE INSURANCE COMPANY

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

Dated: 4/29/23 Signature: X Adela Hernandez
Grantor or Agent

Subscribed and sworn to before me:
Notary Public [Signature]  Date 4/24/23

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.

Dated: [Signature] Signature: X Adela Hernandez
Grantor or Agent

Subscribed and sworn to before me:
Notary Public [Signature]  Date 4/24/23

Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)