UNOFFICIAL COMMISSION OF THE PROPERTY OF THE P

QUIT CLAIM DEED

THE GRANTOR: LUIS MAGALLANES (**DECEASED**) and **TERESA MAGALLANES** Of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid.

CONVEY AND QUIT CLAIM to: TERESA MAGALLANES, MARIA G. RANGEL and ANGELICA SAUCEDO. 4314 W 25th STREET CHICAGO, ILLINOIS 60623. but in Joint Tenancy in fee simple interest in the following described Real Estate, situated in Cook County, in the State of Illinois, commonly known as: 4314 W 25th STREET CHICAGO, ILLINOIS 60623.

Doc# 2311722025 Fee \$88.00

RHSP FEE:S9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 04/27/2023 12:42 PM PG: 1 OF 3

LOT 5 IN L. J. KREJCA'S RESUBDIVISION OF LOT 5 AND THE WEST 100 FEET OF LOT 6 IN BLOCK 20 IN CRAWFORD'S SUBDIVISION OF THAT PART OF THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (S): 16-27-220-009

4314 W 25th STREET CHICAGO, ILLYHOIS

60623.

Date this: April 10, 2023

TERESA MAGALLANES

rare or minors

) SS

County of Cook

I, the undersigned, a Notary Public, in and for said County and the State foresaid, **DO HEREBY CERTIFY** that **TERESA MAGALLANES 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 uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal

This day of: April 10, 2023

Tosa C cutesaquimux lamba

MAIL SEND SUBSEQUENT TAX BILLS TO: TERESA MAGALLANES, MARIA G. RANGEL and ANGELICA SAUCEDO, 4314 W 25th STREET CHICAGO, ILLINOIS 60623.

COPPICINA, GEAL

ROSA C CUTZSAQUIMIUX HERMANDEZ

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 8/27/26

LAW FIRM OF ABOGADO DE LA COMUNIDAD -3651 W 26th Street CHICAGO, IL prepared this document. 60623, PHONE No. 773-823-1201 ATTORNEY No. 61884

2311722025 Page: 2 of 3

UNOFFICIAL COPY

REAL ESTATE TRAN		27-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
16. 27. 220 000 0000	TOTAL:	0.00 *
19-27-220-009-0000 * 7 otal does not include	20230401606381 e any applicable penal 	0-795-262-160 ty or interest due.
REAL ESTATE TRA	S-ER TAX COUNTY: ILLINGIS: TOTAL:	27-Apr-2023 0.00 0.00 0.00

EAL ESTATE TRAIS ER TAX	27	-Apr-2023	
	COUNTY:	0.00	
	ILLINOIS;	0.00	
16-27 220 200 200	TOTAL:	0.00	
16-27-220-009-0000 2 /2	230 .01606381 2-009-	185-488	
	Ship!		
		()//	
		1	
		72'	
•	•		Ux.
			///
			Co
			C

OFFICIAL SEAL ROSA C CUTZSAGURMUX HERRIANDEZ NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 8/27/26

2311722025 Page: 3 of 3

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their 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.

This day of. April 10, 2023

TERESA MAGALLAVES

Subscribed and sworn before me by this TERESA MAGALLANES affiant.

faciallance

On this day of: April 10, 2027

Rose contesaquimon Hermites

ROSA C CUTZSAQUINIUX HERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 8/27/28

The grantee or their agent affirm that, to the best of their 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, 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: April, 10, 2023

TERESA MAGALLANES

MARIA G. RANGEL

ANGELICA SAUCEDO

Subscribed and sworn before me by this said Subscribed and Sworn before me by this said TERESA MAGALLANES, MARIA G. RANGEL and ANGELICA SAUCEDO.

On this day of: April 10, 2023

NOTARY PUBLIC

OFFICIAL SEAL

ROSA C CUTZSAQUIMUX HERNANDEZ

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 8/27/26

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 offence and of a class A misdemeanor for subsequent offenses.