

# UNOFFICIAL COPY

Doc#: 2313008010 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/10/2023 09:11 AM Pg: 1 of 4

## QUIT CLAIM DEED

Dec ID 20230501617138  
ST/CO Stamp 2-119-701-200  
City Stamp 0-987-108-048

(The space above for Recorder's use only)

**THE GRANTOR(S), MYNOR L. GUERRA, married to Teresa Guerra, of 6 North Trail, Lemont IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to**

MARISOL ROSA, MARISOL GUERRA and ARACELI GUERRA, each an unmarried woman, as JOINT TENANTS,

of 1524 S Sangamon St #416-S, Chicago IL, the following described Real Estate situated in Cook County, Illinois, commonly known as 1524 S Sangamon St. Unit 416-S, Chicago IL 60608, legally described as:

See attached Legal Description.

**SUBJECT TO:** Covenants, conditions, and restrictions of record; public and utility easements; building lines of record; and general real estate taxes for 2022 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

Date: 2-15-23  
x Mynor Guerra

Buyer/Seller/Representative

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Permanent Index Number (PIN): 17-20-232-050-1033

Address(es) of Real Estate: 1524 S Sangamon St Unit 416-S, Chicago IL 60608

Dated this 15 day of Feb., 2023.

Mynor L. Guerra  
MYNOR L. GUERRA

*Not Homestead Property as to Teresa Guerra*

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 MYNOR L GUERRA, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 15 day of February, 2023.

Commission expires:



Kathleen Lane  
NOTARY PUBLIC

This instrument was prepared by: Kathleen Lane, 1234 Sherman Ave #201, Evanston IL 60202.

**MAIL TO:**  
MARISOL ROSA  
1524 S Sangamon St Unit 416-S  
Chicago IL 60608

**SEND SUBSEQUENT TAX BILLS TO:**  
MARISOL ROSA  
1524 S Sangamon St Unit 416-S  
Chicago IL 60609

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## Parcel 1:

Unit 416-S in the University Village Lofts Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

That part of the East 1/2 of the Northeast 1/4 of Section 20 Township 39 North Range 14 East of the Third Principal Meridian described as follows:

Commencing at the intersection of the West line of South Halsted Street, as a 66.00 foot right-of-way, and the South line of West 14th Place (Wright Street); thence South 01 degrees 40 minutes 53 seconds East along an assumed bearing, being said West line 575.01 feet to the intersection of said West line with the North line of Chicago and Northwestern Railroad; thence South 88 degrees 25 minutes 02 seconds West along said North line 776.11 feet to a point on the East line of vacated South Sangamon Street (per document numbers 94763032 and 0010238993), said point also being the point of beginning; thence continuing South 88 degrees 25 minutes 02 seconds West along said North line 280.74 feet to a point on the East line of South Morgan Street; thence North 01 degrees 44 minutes 25 seconds West along said East line 152.79 feet, to a point on a line lying 152.79 feet North of and parallel with the North line of said railroad; thence North 88 degrees 25 minutes 02 seconds East along last described parallel line 194.33 feet to a point on a curve; thence Southerly 112.60 feet along the arc of a non-tangent circle to the left having a radius of 54.00 feet, and whose chord bears South 69 degrees 39 minutes 47 seconds East 93.20 feet to a point on the East line of said vacated South Sangamon Street; thence South 01 degrees 43 minutes 23 seconds East along said East line 117.97 feet, to the point of beginning, all in Cook County, Illinois, together with all rights appurtenant to the foregoing property pursuant to that certain Nonexclusive Aerial Easement Agreement dated June 26, 2001, and recorded June 28, 2001 as document number 001051112.

Which survey is attached as Exhibit G to the Declaration of Condominium for the University Village Lofts dated June 21, 2002, as document number 0020697460, as amended from time to time, together with its undivided percentage interest in the common elements.

## Parcel 2:

The exclusive right to the use of parking space A4-S, as delineated and defined on the aforesaid plat of survey attached to the aforesaid Declaration recorded as document number 0020697460, as amended from time to time.

Common Address 1524 S. Sangamon Street, Chicago, IL

Unit 416-S

Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 02 | 15 | 2023

SIGNATURE: *Miguel Guerra*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me. Name of Notary Public:

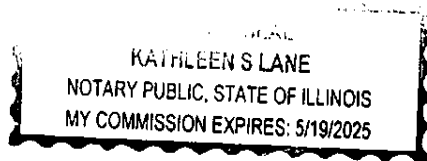
*Kathleen S. Lane*

By the said (Name of Grantor): *Miguel Guerra*

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 15 | 2023

NOTARY SIGNATURE: *Kathleen Lane*



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 02 | 15 | 2023

SIGNATURE: *Miguel Guerra*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me. Name of Notary Public:

*Kathleen Lane*

By the said (Name of Grantee): *Miguel Guerra*

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 15 | 2023

NOTARY SIGNATURE: *Kathleen Lane*



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)