

# UNOFFICIAL COPY



## QUIT CLAIM DEED

Doc# 2313515043 Fee \$93.00

ILLINOIS

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/15/2023 04:07 PM PG: 1 OF 3

*Above Space for Recorder's Use Only*

**THE GRANTOR(S)** Victor Santay Sija, a married man, and Ana Santay, a single woman, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Ana Santay, a single woman, and Jessica Sofia Florian Santay, a single woman, of 3513 W 26<sup>th</sup> St, Chicago, IL 60623, as joint tenants, the following described Real Estate, situated in the County of Cook, in the State of Illinois to wit:

**SUBJECT TO:** General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any; 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**

Permanent Real Estate Index Number(s): 16-26-401-006-0000

Address(es) of Real Estate: 3513 W 26<sup>th</sup> St, Chicago, IL 60623

The date of this deed of conveyance is March 21, 2023

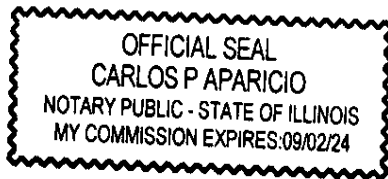
*Victor Santay Sija*  
Victor Santay Sija

*ANA SANTAY*  
Ana Santay

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Victor Santay Sija and Ana Santay personally known to me to be the same person(s) whose name(s) is(are) 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 official seal March 21, 2023

*Carlos P Aparicio*  
Notary Public

EXEMPT UNDER REAL ESTATE TRANSFER TAX SEC. 4

PAR. E & COOK COUNTY ORD Sec 7 PAR. E

DATE 03/21/23 SIGN *Carlos P Aparicio*

REAL ESTATE TRANSFER TAX	15-May-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

16-26-401-006-0000 | 20230501612431 | 0-624-112-336

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

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## LEGAL DESCRIPTION

For the premises commonly known as: 3513 W 26<sup>th</sup> St, Chicago, IL 60623

Legal Description:

LOT 5 IN F.A CUMMINGS AND COMPANY'S RESUBDIVISION OF LOTS 1 TO 100, BOTH INCLUSIVE, AND VACATED ALLEYS IN THE SUBDIVISION OF BLOCK 4 IN STEEL'S SUBDIVISION OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		15-May-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

16-26-401-006-0000 | 20230501612431 | 0-915-583-696

This instrument was prepared by:  
 Aparicio Law Office LLC  
 5838 S Archer Ave  
 Chicago, IL 60638

Send subsequent tax bills to:  
 Ana Santay and  
 Jessica Sofia Florian Santay  
 3513 W 26<sup>th</sup> St  
 Chicago, IL 60623

Mail recorded document to:  
 Aparicio Law Office LLC  
 5838 S Archer Ave  
 Chicago, IL 60638

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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: 03 | 21 | 20 23

SIGNATURE: Victor Santay Sija  
GRANTOR or AGENT

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

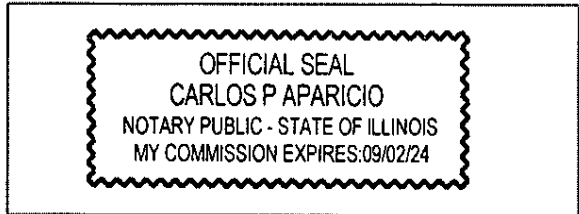
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Victor Santay Sija

On this date of: 03 | 21 | 20 23

NOTARY SIGNATURE: Carlos P Aparicio

Carlos P Aparicio  
AFFIX NOTARY STAMP BELOW



### 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: 03 | 21 | 20 23

SIGNATURE: Ana Santay & Jessica Sita  
GRANTEE or AGENT

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

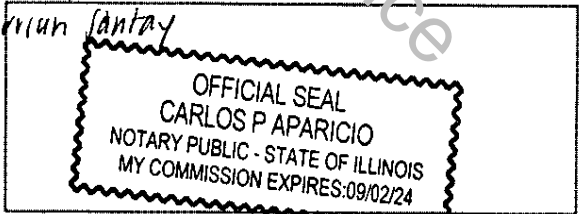
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Ana Santay & Jessica Sita

On this date of: 03 | 21 | 20 23

NOTARY SIGNATURE: Carlos P Aparicio

Carlos P Aparicio  
AFFIX NOTARY STAMP BELOW



**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)**