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Doc#: 2314540004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2023 09:35 AM Pg: 1 of 3

Dec ID 20230501628080
ST/CO Stamp 0-033-991-376
City Stamp 1-106-619-088

QUIT CLAIM DEED
Statutory (ILLINOIS)
Joint Tenants

THE GRANTOR (S) JESSICA YAZMIN MENA MONTES, A SINGLE PERSON, of the City of Chicago, County of Cook, and State of Illinois for the consideration of (\$10.00) Ten 00/100 DOLLAR, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS

PABLO HERNANDEZ AND ANGELICA MONTES,
not as Tenants in Common but as Joint Tenants

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as:

THE NORTH 15.95 FEET OF LOT 18 AND LOT 19 (EXCEPT NORTH 32 FEET) IN BLOCK 19 IN C.N. SHIPMAN, W.A. BILL AND N.A. MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Property Index Number: 13-35-234-009-0000

Address(es) of Real Estate: 2031 N SPAULDING AVE, CHICAGO, IL 60647

Dated this 22nd day of May, 2023


(SEAL)
JESSICA YAZMIN MENA MONTES

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State of Illinois,

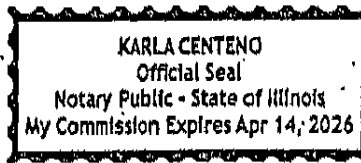
County of Cook ss,

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that) **JESSICA YAZMIN MENA MONTES, A SINGLE PERSON**, 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 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 22nd day of MAY, 2023.

Commission expires April 14, 2026

NOTARY PUBLIC



This instrument was prepared by:
JAIME R. SANTANA, PC.,
7819 W. LAWRENCE AVE.,
CHICAGO, IL. 60706
708-697-7723

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.
5/23/23
Date Buyer, Seller, or Representative

MAIL TO:
Pablo Hernandez
1705 Harrison St
Glenview, Il. 60025

SEND SUBSEQUENT TAX BILLS TO:
Pablo Hernandez
1705 Harrison St
Glenview, Il. 60025

OR

Recorder's Office Box No. _____

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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: 5 | 22 | 2023

SIGNATURE: [Signature]
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:

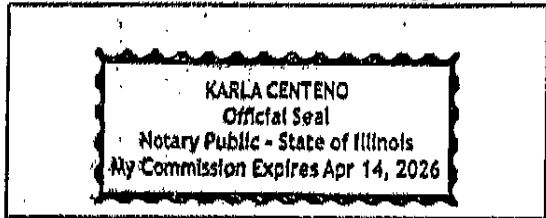
Karla Centeno

By the said (Name of Grantor): Jessica Mena

On this date of: 5 | 22 | 2023

NOTARY SIGNATURE: [Signature]

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: 5 | 22 | 2023

SIGNATURE: [Signature]
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:

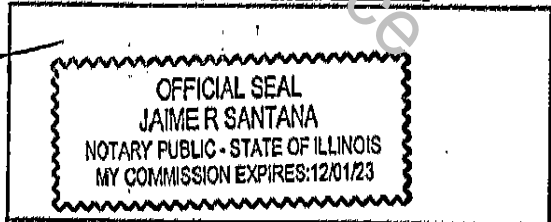
Angelica Montes

By the said (Name of Grantee): Angelica Montes

On this date of: 5 | 22 | 2023

NOTARY SIGNATURE: [Signature]

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)**)