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Doc#: 2314608063 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2023 10:49 AM Pg: 1 of 3

QUIT CLAIM DEED

MAIL TO:

EDNA HERNANDEZ
2111 N. MANGO
CHICAGO, IL 60639

Dec ID 20230501631356
ST/CO Stamp 1-031-826-128
City Stamp 1-986-161-360

TAXPAYER NAMES & ADDRESS

EDNA HERNANDEZ
2111 N. MANGO
CHICAGO, IL 60639

Executed this 31st day of JANUARY, 2023, by Grantor, **EDNA HERNANDEZ** (a married person), 2111 N. Mango, Chicago, IL 60639, hereby quit claims to Grantee **EDNA HERNANDEZ**, a **100% LIFE ESTATE INTEREST** with *the remainder* upon the death of EDNA HERNANDEZ to **ERICK SOLANO**, a single person *and* **STEPHANY GOMEZ**, a single person, of 2111 N. Mango, Chicago, IL 60639, not as tenants in common, nor as tenants by the entirety, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the following described premises situated in Cook County, Illinois as follows:

LOT 17 IN BLOCK 3 IN CENTRAL AVENUE SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF GRAND AVENUE (EXCEPT RIGHT OF WAY OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS

Commonly known as: 2111 N. MANGO, CHICAGO, IL 60639
PIN:# 13-32-224-016-0000

Subject to general taxes not yet due and payable, easements and building restrictions of record.

THIS IS NOT HOMESTEAD PROPERTY.


EDNA HERNANDEZ

THIS DOCUMENT REPRESENTS A
TRANSACTION EXEMPT UNDER THE
PROVISIONS OF SECTION 4-6
THE REAL ESTATE TRANSFER ACT
DATED 5.21.23

REPRESENTATIVE

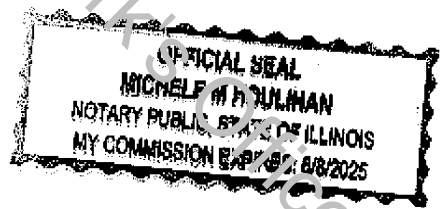
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NOTARIAL ATTESTATION

STATE OF ILLINOIS)
) §
 COUNTY OF COOK)

On the 31ST day of JANUARY, 2023, before me a Notary Public, personally appeared EDNA HERNANDEZ, known to me (or proved to me on the basis of satisfactory evidence) to be the person known whose name is subscribed to the within instrument and acknowledged to me that she executed the same as her free and voluntary act.

Michèle M. Haulman
 NOTARY PUBLIC
 My Commission Expires: 6/8/25



Prepared by:
 Albert Brooks Friedman
 100 N. LaSalle, Suite 1910
 Chicago, IL 60602
 312-782-0282
abftd@aol.com

REAL ESTATE TRANSFER TAX		20-MBY-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-32-224-016-0000 | 20230501631356 | 1-986-161-360

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

REAL ESTATE TRANSFER TAX		20-MBY-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-32-224-016-0000 | 20230501631356 | 1-031-826-128

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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 1/31, 2023

Signature: *Edna Hernandez*
Grantor or Agent

Subscribed and sworn to before me
by the said Edna Hernandez
this 31st day of JAN, 2023
Notary Public Michele M Houlihan

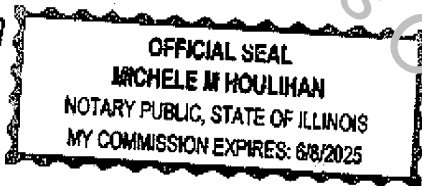


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 law of the State of Illinois.

Dated 1/31, 2023

Signature: *Edna Hernandez*
Grantee or Agent

Subscribed and sworn to before me
by the said Edna Hernandez
this 31 day of Jan, 2023
Notary Public Michele M Houlihan



Note: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)