

UNOFFICIAL COPY

Doc#. 2315906377 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2023 03:08 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:

~~WFC Lender Services~~ *Visionet*
~~2625 Townsgate Road~~ *111 Technology Dr*
~~Suite 401~~ *Blvd*
~~Westlake Village, CA 91361~~ *P. Yarbrough, PA*
File No. 2269502IL-CLB *15795*

Dec ID 20230601641445

NAME AND ADDRESS OF TAXPAYER:

Cristina Mora
9309 South Utica Avenue
Evergreen Park, IL 60805

This document prepared by:

Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 24-01-318-006-0000 & 24-01-318-005-0000

25037638

QUITCLAIM DEED

THIS DEED made and entered into on this 17 day of 04, 2023, by and between **Cristina Mora**, an unmarried woman who acquired title as a married woman, residing at 9309 South Utica Avenue, Evergreen Park, IL 60805, hereinafter referred to as Grantor(s) **Cristina Mora, an unmarried woman**, residing at 9309 South Utica Avenue, Evergreen Park, IL 60805, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

LOTS 43 AND 44 IN THE RESUBDIVISION OF BLOCK 1 IN EVERGREEN PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

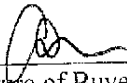
Property commonly known as: 9309 South Utica Avenue, Evergreen Park, IL 60805

Prior Instrument Reference: , Recorded:

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

04-14-2023
Date


Signature of Buyer, Seller or Representative *Cristina Mora*

**VILLAGE OF EVERGREEN PARK
EXEMPT. ^E
REAL ESTATE TRANSFER TAX**
(master)

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

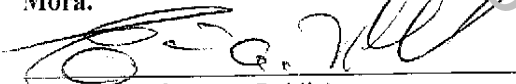
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 14 day of April, 2023.


Cristina Mora

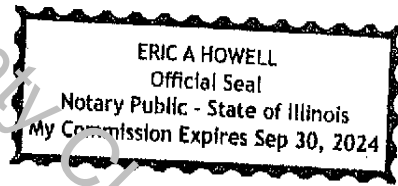
STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on this 14 day of April, 2023 by Cristina Mora.


(Signature of Notary Public)

Print Name: Eric A. Howell

My commission expires: 9/30/2024



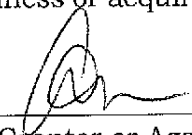
Property of Cook County Clerk's Office

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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.

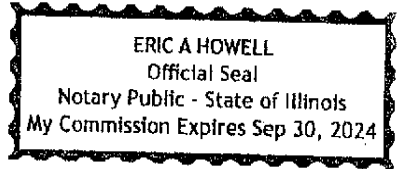
Dated 04-14-2023, 2023.

Signature: 
Grantor or Agent

Signature: _____
Grantor or Agent

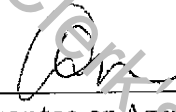
Subscribed and sworn to before me by the said, Grantor this 14 day of April, 2023.

Notary Public: 



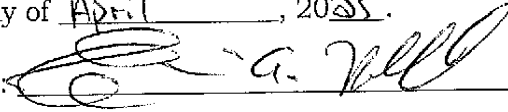
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

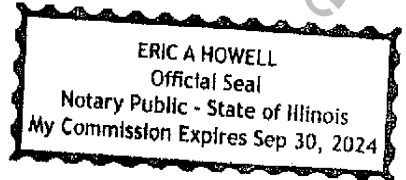
Dated 04-14, 2023

Signature: 
Grantee or Agent

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said, Grantee this 14 day of April, 2023.

Notary Public: 



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.)

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STATEMENT BY GRANTOR AND GRANTEE

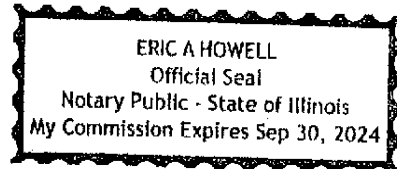
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 04-14, 2023.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 14 day of April, 2023.

[Signature]
Notary Public
My commission expires: 9/30/2024



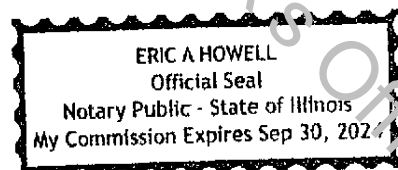
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated 04-14, 2023.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Grantee this 14 day of April, 2023.

[Signature]
Notary Public
My commission expires: 9/30/2024



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

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Cristina Moran, being duly sworn on oath, states that She resides at 8206 S. Wain Ave Chicago, IL 60635. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-313, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 14 day of April, 2023
[Signature]

