

# UNOFFICIAL COPY



## QUIT CLAIM DEED

Doc# 2317306041 Fee \$28.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2023 11:32 AM PG: 1 OF 3

THE GRANTORS, Juan Muniz and Hilda Muniz, husband and wife, of 2934 N. Neenah Avenue, Chicago, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Hilda Muniz and Juan Muniz, not individually, but as Co-Trustees of the Juan and Hilda Muniz Trust dated April 26, 2023, of 2934 N. Neenah Avenue, Chicago, Cook County, State of Illinois, as Tenants by Entirety pursuant to 735 ILCS 5/12-112 and 765 ILCS 1005/1C, the following Described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 94 (EXCEPT THE SOUTH 90 FEET THEREOF) IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 13-30-220-043-0000  
Address of Real Estate: 2934 N. Neenah Avenue, Chicago, IL 60634

Together with the tenements and appurtenances thereunto belonging.

This is homestead property.

TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

Hilda Muniz and Juan Muniz are the primary beneficiaries of the Juan and Hilda Muniz Trust dated April 26, 2023. The interests of Hilda Muniz and Juan Muniz, husband and wife, to the homestead commonly known as, 2934 N. Neenah Avenue, Chicago, IL 60634, are to be held as Tenants by the Entirety.

This deed is made to said trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustees unless the grantees have actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustees or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustees were duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

### REAL ESTATE TRANSFER TAX

22-Jun-2023



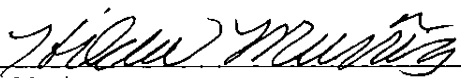
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00


13-30-220-043-0000

20230501626790 | 0-834-025-168

# UNOFFICIAL COPY

DATED this 26<sup>th</sup> day of April 2023

  
\_\_\_\_\_  
Hilda Muniz

  
\_\_\_\_\_  
Juan Muniz

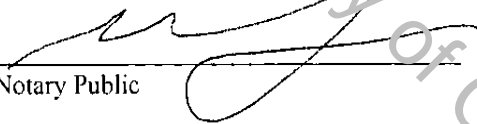
STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF DUPAGE         )

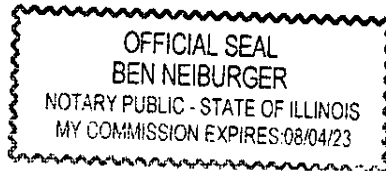
Exempt under provision of Section 31-45(e) of the  
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)  
Date: April 26, 2023;

Representative 

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Hilda Muniz and Juan Muniz, personally known to me to be the same persons whose names are 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 acts, 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 26<sup>th</sup> day of April 2023.


  
\_\_\_\_\_  
Notary Public



**THIS INSTRUMENT WAS PREPARED BY:**

Ben A. Neiburger, JD, CPA  
Generation Law, Ltd.  
747 N. Church Road, Suite B4  
Elmhurst, IL 60126  
(630) 782-1766

<b>MAIL TO:</b> Generation Law, Ltd. 747 N. Church Road, Suite B4 Elmhurst, IL 60126	<b>SEND SUBSEQUENT TAX BILLS TO:</b> Hilda Muniz and Juan Muniz, Co-Trustees 2934 N. Neenan Avenue Chicago, IL 60634
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<b>REAL ESTATE TRANSFER TAX</b>		22-Jun-2023
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

13-30-220-043-0000 | 20230501626790 | 1-693-529-808


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

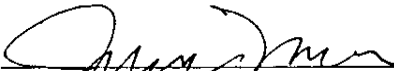
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## STATEMENT BY GRANTOR AND GRANTEE

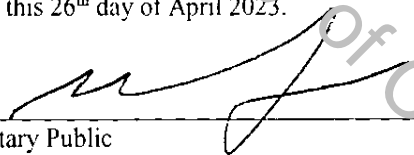
The grantors or their agents affirm that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

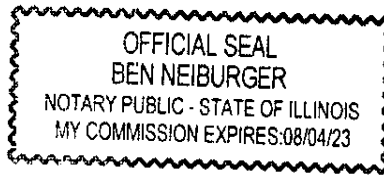
Dated: April 26, 2023

  
\_\_\_\_\_  
Hilda Muniz

  
\_\_\_\_\_  
Juan Muniz


SUBSCRIBED AND SWORN to before me this 26<sup>th</sup> day of April 2023.


  
\_\_\_\_\_  
Notary Public



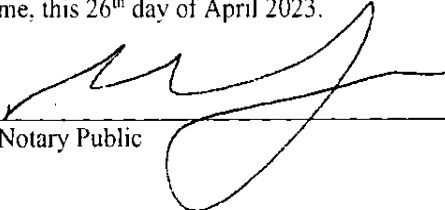
The grantees or their agents affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

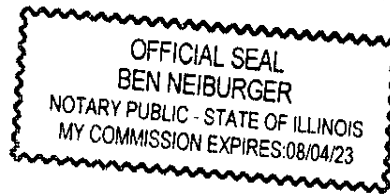
Dated: April 26, 2023

  
\_\_\_\_\_  
Hilda Muniz, Co-Trustee of the Juan and Hilda Muniz Trust

  
\_\_\_\_\_  
Juan Muniz, Co-Trustee of the Juan and Hilda Muniz Trust

SUBSCRIBED AND SWORN to before me, this 26<sup>th</sup> 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 Class A misdemeanor for subsequent offenses.**