

UNOFFICIAL COPY

Prepared By:

ALFREDO CARTAYA

6252 COMMERCIAL WAY, STE 214
WEEKI WACHEE, FL
34613



Doc# 2317322037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2023 04:20 PM PG: 1 OF 4

After Recording Return To:

6252 Commercial Way, Suite 214
Weeki Wachee, Florida 346136329

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 20, 2023 THE GRANTOR(S),

- ALFREDO CARTAYA and MARIBEL CARTAYA, a married couple

for and in consideration of: \$0.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- CARTAYA COMMERCIAL CO II, LLC, ALFREDO CARTAYA, MRG, residing at 6252 Commercial Way, Suite 214, Weeki Wachee, FL County, Florida 346136329

the following described real estate, situated in 1417 WEST AUGUSTA BLVD, Chicago, in the County of Cook County, State of Illinois

Legal Description:

LOT 24 IN CIRCUIT COURT PARTTION OF THE NORTHEAST 1/4 BLOCK 22 IN CANAL TRUSTEES SUBDIVISION OF WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns

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shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Tax Parcel Number: 17053150170000

Mail Tax Statements To:
CARTAYA COMMERCIAL CO II, LLC
6252 Commercial Way, Suite 214
Weeki Wachee, Florida 346136329

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		22-Jun-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-05-315-017-0000 20230601636574 0-862-041-808		

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

REAL ESTATE TRANSFER TAX		22-Jun-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-05-315-017-0000 20230601636574 1-211-479-760		

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. _____ and Cook County Ord. 93-0-27 par. E
Date 06/22/23 Sign. [Signature]

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Grantor Signatures:

DATED: 6/22/23

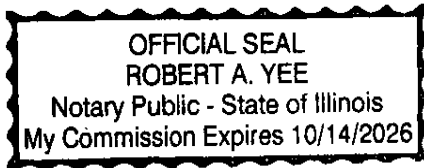
[Signature]
ALFREDO CARTAYA
6252 Commercial Way, Suite 214
Weeki Wachee, Florida
34613-6329

DATED: 06/22/2023

[Signature]
MARIBEL CARTAYA
6252 Commercial Way, Suite 214
Weeki Wachee, Florida
34613-6329

^{Illinois} STATE OF ~~FLORIDA~~, ^{Cook} COUNTY OF ~~HERNANDO~~, ss:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 22 day of June 2023 by ALFREDO CARTAYA and MARIBEL CARTAYA, who are personally known to me or who have produced FLORIDA D.L. as identification.



[Signature]
Signature of person taking acknowledgment

Robert A. Yee
Name typed, printed, or stamped

NOTARY PUBLIC
Title or rank

471324
Serial number (if applicable)

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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: 06 | 02 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

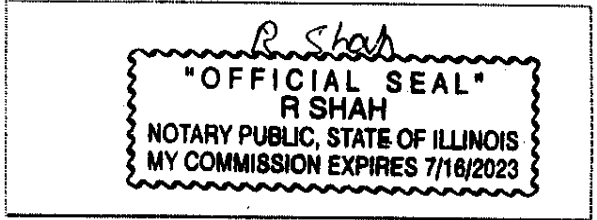
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): ALFREDO CARTAYA

On this date of: 06 | 22 | 2023

NOTARY SIGNATURE: R Shah

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: 06 | 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.

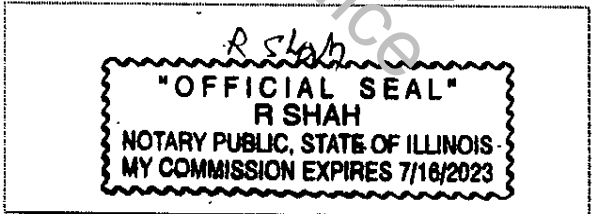
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): MARI BEL CARTAYA

On this date of: 06 | 22 | 2023

NOTARY SIGNATURE: R Shah

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)**)

"This is an original document"