

UNOFFICIAL COPY

**QUIT CLAIM DEED
STATUTORY (ILLINOIS)**



Doc# 2319315004 Fee \$88.00

MAIL TO:

MARTINEZ LAW, LLC.
4115 W 26th STREET
CHICAGO, IL 60623

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/12/2023 09:59 AM PG: 1 OF 6

NAME OF TAXPAYER:

**MARIA DEL CONSUELO TORRES ZUNIGA
2160 MAPLE AVENUE
HANOVER PARK, IL 60133**

THE GRANTORS: Karina Carrillo, married, Ivet F. Serrato, married, Maria D. Thompson Sanchez, married and Luis Antonio Sanchez Torres, married

of the County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, (\$10.00) and other good and valuable considerations in hand paid,

CONVEY and WARRANT to **Maria del Consuelo Torres Zuniga** a widow of 2160 Maple Avenue, Hanover Park, Illinois 60133

- As Joint Tenants with Right of Survivorship and not as Tenants in Common
- Husband and Wife, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety
- A Party to a Civil Union

**LOT 10 IN BLOCK 20 IN GRANT HIGHWAY SUBDIVISION ONTARIOVILLE,
COOK COUNTY, ILLINOIS BEING A PART OF THE WEST ½ OF SECTION 36,
TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.**



Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Note this is not homestead property of the grantors or of their spouses.

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

Note: This is not homestead property of the Grantors or of their spouses.
Permanent Real Estate Index Number(s): 06-36-304-010-0000

Address(es) of Real Estate: **2160 Maple Avenue, Hanover Park, Illinois 60133**

REAL ESTATE TRANSFER TAX		12-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

06-36-304-010-0000 | 20230701665702 | 1-483-161-296

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DATED THIS 26th DAY OF May, 2023

Karina Carrillo
(SEAL) Karina Carrillo

Ivet Serrato
(SEAL) Ivet Serrato

Maria D. Thompson
(SEAL) Maria D. Thompson

Luis Antonio Sanchez
(SEAL) Luis Antonio Sanchez

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 **Karina Carrillo, married, Ivet F. Serrato, married, Maria D. Thompson Sanchez, married and Luis Antonio Sanchez Torres, married** 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 act, for the uses and purposes therein set forth.

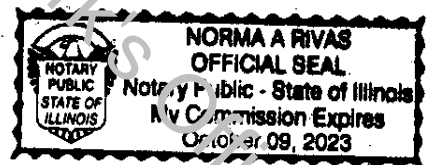
GIVEN under my hand and official seal, this 26th day of May, 2023

Norma A Rivas
Notary Public

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code

5/26/23
Date

Consuelo Vansz
Buyer, Seller, or Representative



Preparer of Deed:
Robert Martinez
Attorney At Law
4115 W 26th Street
Chicago, IL 60623

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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: 5/26, 2023

SIGNATURE: Luis Sanchez
GRANTOR or AGENT

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

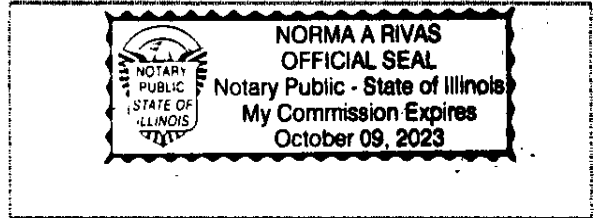
Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantor): Luis Antonio Sanchez Torres

On this date of: 5/26, 2023

NOTARY SIGNATURE: Norma A. Rivas

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: 5/26, 2023

SIGNATURE: Maria del Consuelo Torres
GRANTEE or AGENT

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

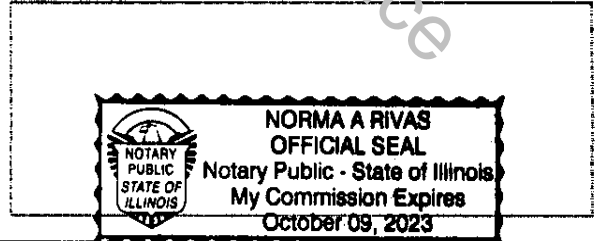
Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantee): Maria del Consuelo Torres Zuniga

On this date of: 5/26, 2023

NOTARY SIGNATURE: Norma A. Rivas

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)**)

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DATED: 5 | 26 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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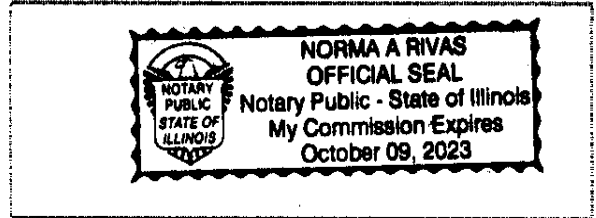
Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantor): IVET F. Serrato

On this date of: 5 | 26 | 2023

NOTARY SIGNATURE: [Signature]

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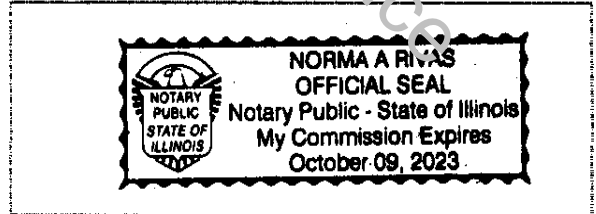
Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantee): Maria del Consuelo Torres Zuniga

On this date of: 5 | 26 | 2023

NOTARY SIGNATURE: [Signature]

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DATED: 5 | 26 | 2023

SIGNATURE: *Karina Carrillo*
GRANTOR or AGENT

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

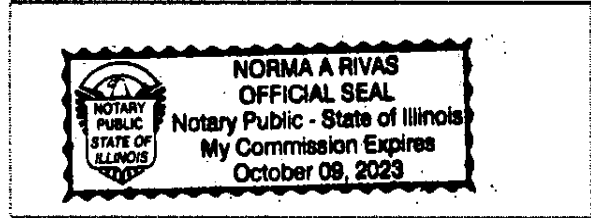
Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantor): Karina Carrillo

On this date of: 5 | 26 | 2023

NOTARY SIGNATURE: *Norma A. Rivas*

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DATED: 5 | 26 | 2023

SIGNATURE: *Maria del Consuelo Torres Zuniga*
GRANTEE or AGENT

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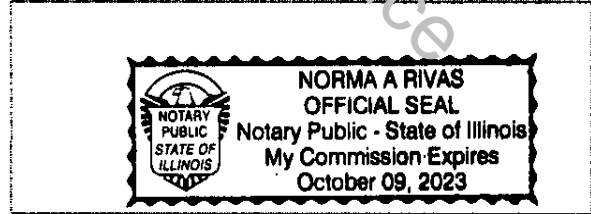
Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantee): Maria del Consuelo Torres Zuniga

On this date of: 5 | 26 | 2023

NOTARY SIGNATURE: *Norma A. Rivas*

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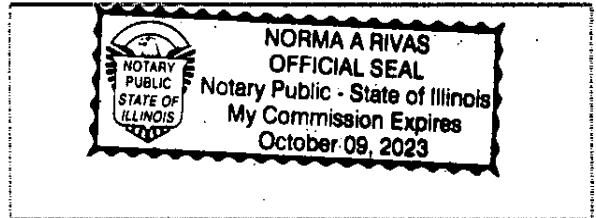
Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantor): Maria D. Thompson Sanchez

On this date of: 5 | 26 | 2023

NOTARY SIGNATURE: [Signature]

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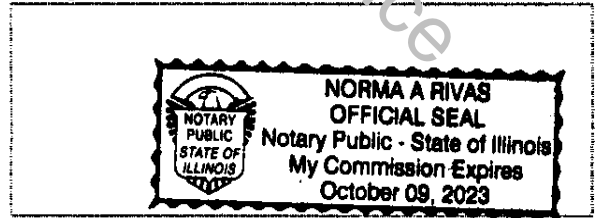
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