

UNOFFICIAL COPY



QUIT-CLAIM DEED

Statutory (Illinois)  
Individual to Individual

Doc# 2319510049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2023 03:34 PM PG: 1 OF 3

RECORDER'S STAMP

THE GRANTOR(S) Luis Mauricio Arellano, married to Emma Maria Rodriguez, and Guadalupe Valadez, married to Maria Valadez, of the City of Chicago, County of COOK State of Illinois for and in consideration of TEN (\$10) and 00/100 -----DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIM(S) to Luis Mauricio Arellano, , and Guadalupe Valadez of the City of Chicago, County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook, ~~not as tenants in common, but as joint tenants,~~ in the State of Illinois to wit:

LEGAL DESCRIPTION

LOT 25 IN BLOCK 3 IN TYRELL'S SUBDIVISION OF THE WEST S-3/4 ACRES OF THE NORTH 14 ACRES OF THE SOUTH 42 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 19-01-416-005-0000.

Property Address: 4513 S California Ave, Chicago, IL 60632

Dated this 17<sup>th</sup> day of June, 2023

Grantor, Luis Mauricio Arellano

Grantor, Guadalupe Valadez

NOTE: Please type or print name below all signatures

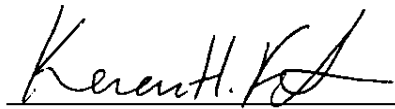
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
Sub par. E and Cook County Ord. 93-0-27 par. 4  
Date 06.17.23 Sign

State of ILLINOIS ) ss.  
County of COOK )

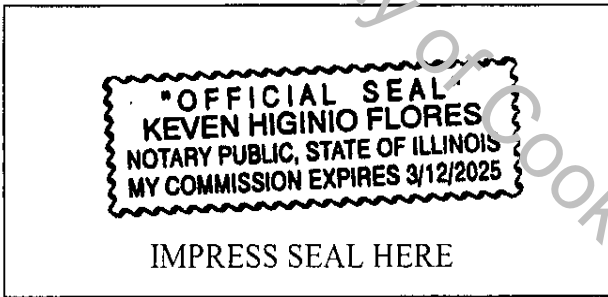
# UNOFFICIAL COPY


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Luis Mauricio Arellano and Guadalupe Valadez, 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 instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.\*

Given under my hand and notarial seal, this 17<sup>th</sup> day of June, 2023





Notary Public



REAL ESTATE TRANSFER TAX		14-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-01-416-005-0000 | 20230701672557 | 0-723-796-432  
\* Total does not include any applicable penalty or interest due.

Name and Address of Preparer:  
Raul A. Villalobos  
VILLALOBOS & ASSOCIATES  
1620 W. 18th Street  
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		14-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-01-416-005-0000 | 20230701672557 | 1-819-115-984

Mail To:	Subsequent Tax Bills To:
Mr. Guadalupe Valadez 4513 S. California Ave, Chicago, IL 60632	Mr. Guadalupe Valadez 4513 S. California Ave, Chicago, IL 60632

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

Raul A Villalobos (Villalobos & Associates)

1620 West 18th Street

Chicago, Illinois 60608

**AFTER RECORDING, PLEASE MAIL TO:**

Raul A Villalobos (Villalobos & Associates)

1620 West 18th Street

Chicago, Illinois 60608

### STATEMENT BY GRANTOR AND GRANTEE

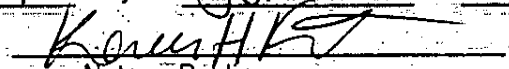
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 06.17 2023

  
Signature Grantor or Agent

Subscribed and sworn to before me this

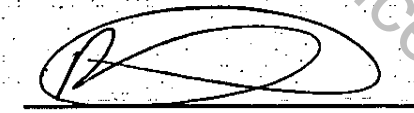
17<sup>th</sup> day of June 2023

  
Notary Public



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 title to real estate under the laws of the State of Illinois.

Dated 06.17 2023

  
Signature Grantee or Agent

Subscribed and sworn to before me this

17<sup>th</sup> day of June 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.)