

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory (Illinois)
(Individual to Trust)

Doc#: 2320810096 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 02:15 PM Pg: 1 of 3

The Grantors, **ROBERTO NIEVES** (a/k/a **ROBERT NIEVES**) and **DANIELA MARIE NIEVES**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) Dollars, in hand paid, **CONVEY** and **QUIT CLAIM**, to the Grantees, **ROBERTO NIEVES** and **DANIELA MARIE NIEVES**, husband and wife, as co-Trustees, of 5422 N. Melvina Ave., Chicago, IL 60630, or their successor in trust, under **THE NIEVES LIVING TRUST**, dated July 20, 2023, and any amendments thereto, of which **ROBERTO NIEVES** and **DANIELA MARIE NIEVES** are the primary beneficiaries, said beneficial interest to be held as **TENANCY BY THE ENTIRETY**.

Dec ID 20230601655937
ST/CO Stamp 0-797-313-488
City Stamp 1-480-198-608

All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 22 IN BLOCK 10 IN KINSEY FOREST GARDENS NO. 2, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever subject to covenants, conditions and restrictions of record and to General Taxes for 2022 and subsequent years.

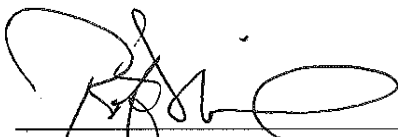
Permanent Real Estate Index Number:

13-08-111-021-0000

Property Address:

5422 N. Melvina Avenue
Chicago, Illinois 60630

Dated this 20th day of July, 2023.



ROBERTO NIEVES



DANIELA MARIE NIEVES

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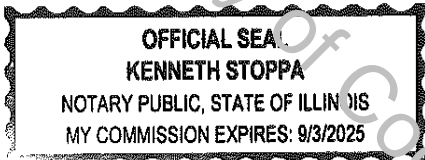
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

ROBERTO NIEVES and DANIELA MARIE NIEVES

are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that they signed, sealed and delivered said 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 official seal, this 20th day of July, 2023.



Notary Public

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Act

Buyer, Seller or Representative

MAIL TO:
Roberto & Daniela Nieves
5422 N. Melvina Ave.
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:
Roberto & Daniela Nieves
5422 N. Melvina Ave.
Chicago, IL 60630

This instrument was prepared by the Law Offices of Garrido & Stoppa, P.C., 5310 N. Harlem, #210, Chicago, Illinois 60656.

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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: 07 | 20 | 2023

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:

Kenneth Stoppa

By the said (Name of Grantor): Roberto Nieves

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 20 | 2023

NOTARY SIGNATURE:



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: 07 | 20 | 2023

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:

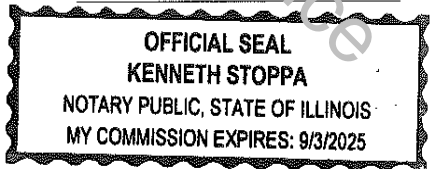
Kenneth Stoppa

By the said (Name of Grantee): Roberto Nieves, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 20 | 2023

NOTARY SIGNATURE:



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)