

# UNOFFICIAL COPY

Doc#. 2320816056 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/27/2023 12:06 PM Pg: 1 of 3

## QUIT CLAIM DEED ILLINOIS STATUTORY

**Mail To:**

Javier Yanez  
1708 21<sup>st</sup> Street  
Chicago, Illinois 60608

**Name and Address of**

**Taxpayer:**

Javier Yanez  
1708 21<sup>st</sup> Street  
Chicago, Illinois 60608

Dec ID 20230701682991  
ST/CO Stamp 0-380-629-456  
City Stamp 0-933-229-008

THE GRANTOR(S) Ofelia Yanez, Widow not since Remarried, and Javier Yanez\*, a Married Man, of Chicago, Illinois, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Javier Yanez, a Married Man, of 1711 W. Cullerton St., Chicago, Illinois 60608, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

**LOT 97 IN LOMBARD'S SUBDIVISION OF BLOCK 50 IN THE SUBDIVISION BY THE CITY OF CHICAGO, OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS**

**Permanent Real Estate Index Number(s): 17-19-420-045-0003**

**Address(es) of Real Estate: 1708 W. 21<sup>st</sup> Street, Chicago, Illinois 60608**

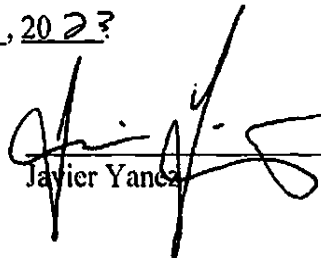
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenant or tenants in common, but as Fee Simple.

**\*THIS IS NOT HOMESTEAD TO THE SPOUSES OF GRANTORS.**

Dated this 19 day of June, 2023

  
\_\_\_\_\_  
Ofelia Yanez

  
\_\_\_\_\_  
Javier Yanez

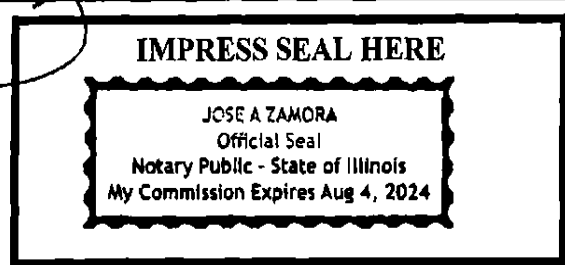
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County of DuPage, in the State of Illinois, aforesaid, DO HEREBY CERTIFY THAT Ofelia Yanez and Javier Yanez and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 19 day of June, 2023

*Notary Public*  
My commission  
expires on \_\_\_\_\_




If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
Zamora Law Office, PC  
Attorney Joseph Padula-Zamora  
17W775 Butterfield Rd. Unit 124  
Oakbrook Terrace, Illinois 60181

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 4, REAL  
ESTATE TRANSFER ACT.  
DATE: 6/19/2023



\_\_\_\_\_  
Signature of Buyer, Seller or  
Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

REAL ESTATE TRANSFER TAX		26-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-19-420-045-0000 | 20230701682991 | 0-933-229-008

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

REAL ESTATE TRANSFER TAX		26-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-19-420-045-0000 | 20230701682991 | 0-380-629-456

# UNOFFICIAL COPY

## 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: 6 | 19 | 2023

SIGNATURE: *Ofelia Yanez*  
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:

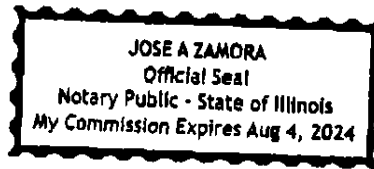
*Jose Zamora*

By the said (Name of Grantor): *Ofelia Yanez*

**AFFIX NOTARY STAMP BELOW**

On this date of: 6 | 19 | 2023

NOTARY SIGNATURE: *[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 6 | 19 | 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:

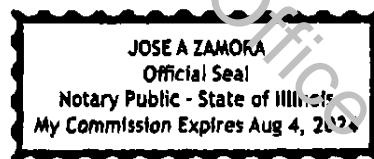
*Jose Zamora*

By the said (Name of Grantee): *Junior Yanez*

**AFFIX NOTARY STAMP BELOW**

On this date of: 6 | 19 | 2023

NOTARY SIGNATURE: *[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)**)