

# UNOFFICIAL COPY

## QUIT CLAIM DEED Statutory (ILLINOIS)

This document was prepared by:

DWK, LLP  
250 S. Wacker Drive, Suite 600  
Chicago, Illinois 60606

After recording return to/  
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Lauren Lara  
3005 W Cornelia Ave  
Chicago, IL 60618



Doc# 2322257059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2023 03:01 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

**THE GRANTOR(S), CHRISTIAN LARA and LAUREN LARA**, of the County of Cook, State of Illinois, for and in consideration of the sum of **Ten and no/100 Dollars (\$10.00)** and other good and valuable consideration, in hand paid, hereby CONVEYS and QUIT CLAIMS unto **THE GRANTEE, LAUREN LARA**, an unmarried woman, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 3, as defined in the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions, and Easements for Cornelia Court Townhome Association, and described as follows:

All that part of Block 5, in Bickerdike Manor Subdivision of that part of the Southwest Quarter of Section 24, Township 40 North, Range 13, East of the Third Principle Meridian, lying North of West Roscoe Street and East of Joseph Bickerdike's Third Subdivision of Elston Avenue as shown on plat recorded July 5, 1905 in Book 90 of Plats, at page 11, described as follows:

Commencing at the point of intersection of the East line of North Whipple Street with the South line of West Cornelia Avenue (said East line of North Whipple Street being a line 33.0 feet East of and parallel with the West line of said Block 5, and said South line of West Cornelia Avenue, being a line 33.0 feet South of and parallel with the North line of said Block 5) thence South 89 degrees 57 minutes 23 seconds East along the South line of West Cornelia Avenue 209.21 feet to the point of beginning; thence continue South 89 degrees 57 minutes 23 seconds East along said South line 18.0 feet; thence South 00 degrees 02 minutes 37 seconds west 54.0 feet; thence north 89 degrees 57 minutes 23 seconds West 18.0 feet; thence North 00 degrees 02 minutes 37 seconds East 54.0 feet to the point of beginning, in Cook County, Illinois.

Also: Easements for ingress and egress appurtenant to and for the benefit of the above parcel as defined and set forth in the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for Cornelia Court Townhome Association dated June 11, 2007 and recorded June 26, 2007 as Document Number 0717722064, all in Cook County, Illinois.

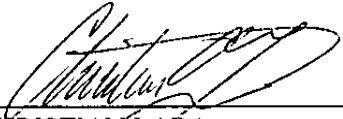
Permanent Real Estate Index Number: 13-24-305-032-0000

Address of Real Estate: 3005 W Cornelia Ave, Chicago, IL 60618

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



Dated this 22 day of May, 2023

  
\_\_\_\_\_  
CHRISTIAN LARA (SEAL)

  
\_\_\_\_\_  
LAUREN LARA (SEAL)

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-24-305-032-0000   20230701664601   0-596-425-168		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		10-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-24-305-032-0000   20230701664601   1-922-644-432		



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## STATEMENT BY GRANTORS AND GRANTEE

The Grantors, Christian Lara, or their agent, affirm that to the best of their 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 another 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: May 22, 2023

Signatures: \_\_\_\_\_  
Grantor

Subscribed and sworn to before me by the said Grantors this 22 day of May, 2023.

[Signature]  
Notary Public



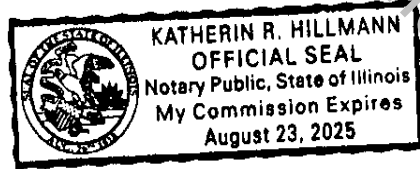
The Grantee, Lauren Lara, affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or 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: June 14, 2023

By: [Signature]  
Grantee

Subscribed and sworn to before me by the said Grantees this 14 day of June, 2023.

[Signature]  
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.