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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/ Send future tax bills to:

Lauren Lara 3005 W Cornelia A ve 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), CHRESTIAN LARA and LAUREN LARA, of the County of Cook, State of Illinois, for and in consideration of the sum of <u>Ten ara no/100 Dollars (\$10.00)</u> and other good and valuable consideration, in hand paid, hereby CONVEYS and QUIT CLA!MS 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 Bikerdike'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 Whit pie 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	
4.11 CD 1.E.	2005 W.G. P. A. GI.: H. 60610	
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 __ (SEAL) CHRISTIAN LAKA

> > (SEAL)

A)	Jan H. EAUREN LARA	Yana	(SE
TO CITY.	REAL ESTATE TRANS	FER TAX	10-Aug-2023
		CHICAGO:	0.00
0.5		CTA:	0.00
		TOTAL:	0.00 *
	13-24-305-032-0000	20230701664601	0-596-425-168
94	* Total does not include	any applicable penal	ty or interest due.
,	REAL ESTATE TRANS	FER TAX	10-Aug-2023
	YAR A	COUNTY:	0.00
		ILLINOIS: TOTAL:	0.00 0.00
	4 205 032 000	<u> </u>	1-922-644-432

REAL ESTATE TRANSFER TAX		10-Aug-2023	
/		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
-1 ₅ -24-305-4	132-0000	20230701664601	1-922-644-432
	CA		

^{*} Total does not include any applicable penalty or interest due.

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State of Illinois)
) s:
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTIAN LARA 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 she signed, sealed and delivered the said instrument as her 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 20 day of 2023

Notary Public

KATHERIN R. HILLMANN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 23, 2025

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 LAUREN LARA, 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 he signed, sealed and delivered the said instrument as his 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 / day of day of day, 2023

Notary Public

KATHERIN R. HILLMANN
OFFIC'AL SEAL
Notary Public State of Illinois
My Commission Expires
August 23, 2025

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Dotor

_, 2023

Ruyer Seller or Representative

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STATEMENT BY GRANTORS AND GRANTEE

name of the Grantee shown on the deed or assignm person, an Illinois corporation or foreign corporation estate in Illinois, a partnership authorized to do but	their agent, affirm that to the best of their knowledge, the nent of beneficial interest in a land trust is either a natural on authorized to do business or acquire and hold title to real siness or acquire and hold title to real estate in Illinois, or zed to do business or acquire title to real estate under the
Dated: May 22, 201_ Signature	es: Grantor
Subscribed and sworn to before me by the said Grantors this 22 day of 1/4, 2023. Notary Public	KATHERIN R. HILLMANN OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires August 23, 2025
the deed or assignment of beneficial interest in a lar foreign corporation authorized to do business or ac authorized to do business or acquire and hold title person and authorized to do business or acquire a Illinois.	ffirms and verifies that the name of the Grantee shown on the control is either a natural person, an Illinois corporation or equire and hold title to real estate in Illinois, a partnership to real estate in Illinois, or another entity recognized as and hold title is real estate under the laws of the State of
Dated: Jul 14, 2023	By: Xan F. Jua
Subscribed and sworn to before me by the said Grantees this May of June, 2013.	KATHERIN R. HILLMANN OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires August 23, 2025

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.