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Quit Claim DEED
ILLINOIS STATUTORY

Doc# 2322357019 Fee \$88.00


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



KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2023 01:32 PM PG: 1 OF 4

Property of Cook County Clerk's Office

| REAL ESTATE TRANSFER TAX | 11-Aug-2023 |
|---|-------------|
|  CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

| REAL ESTATE TRANSFER TAX | 11-Aug-2023 |
|--|-------------|
|  COUNTY: | 0.00 |
|  ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

19-15-311-014-0000 | 20230701682149 | 0-207-256-016

19-15-311-014-0000 | 20230701682149 | 0-571-718-096

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

THE GRANTOR(S), GEFA FLORES, LLC, an Illinois Limited Liability Company registered to conduct business in Illinois of the VILLAGE of MELROSE PARK, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to **MARQUETTE BANK**, an Illinois Banking Association., whose address is 9537 W. 143rd St., Orland Park, Illinois 60462, as Trustee under the provisions of a trust agreement dated the 25th day of July, 2023 and known as **Trust Number 31136** of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, Mortgage or trust deed, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022 AND SUBSEQUENT YEARS.

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

Permanent Real Estate Index Number(s): **19-15-311-014-0000**

Address(es) of Real Estate: **6032 SOUTH KOLMAR AVENUE CHICAGO, IL 60629**

Dated this 25th day of July, 2023 **UNOFFICIAL COPY**

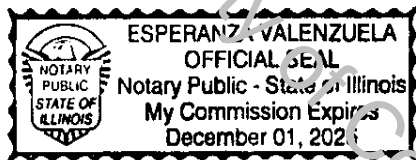
GEFA FLORES, LLC

By Gerardo Flores
GERARDO FLORES PADILLA
PRESIDENT

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GEFA FLORES, LLC, president, Gerardo Flores Padilla, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 25th day of July, 2023



Esperanza Valenzuela (Notary Public)

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW
35 ILCS 200/31-45 SUB PAR E AND COOK COUNTY ORD. 93-0-27 PAR 4

Gerardo Flores 7.25.23

Prepared By:

LAW OFFICES OF ESPERANZA RIVERA-VALENZUELA, LLC
6418 W OGDEN AVE
BERWYN, IL 60402

Mail To:

MARQUETTE BANK TRUST NO. 31135
9533 W. 143RD ST
ORLAND PARK, IL 60462

Name & Address of Taxpayer:

MARQUETTE BANK TRUST NO. 31135
9533 W. 143RD ST
ORLAND PARK, IL 60462

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LOT 6 (EXCEPT THE SOUTH 10 FEET 2-1/2 INCHES THEREOF) IN BLOCK 5 IN RESUBDIVISION OF BLOCKS 4, 5, AND 12 AND LOTS 1 TO 4 INCLUSIVE IN BLOCK 13 IN FREDERICK H. BARTLETT'S 63RD STREET SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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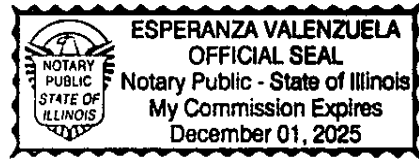
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 7/25/23

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 25th DAY OF July 2023.



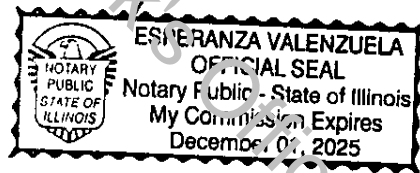
NOTARY PUBLIC [Handwritten Signature]

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

Dated 7/25/23

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID grantee THIS 25th DAY OF July 2023.



NOTARY PUBLIC [Handwritten Signature]

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]