



Chicago Title Insurance Company

QUIT CLAIM DEED
ILLINOIS STATUTORY

Doc# 2322615026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/14/2023 02:39 PM PG: 1 OF 3

THE GRANTOR(S) **David Guzman** and **Carmen Toledo**, a married couple, of the City of Chicago, 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 and QUIT CLAIM to **David Guzman** and **Carmen Toledo**, a married couple, and **Emmanuel Linares**, unmarried, as joint tenants with right of survivorship (GRANTEES' ADDRESS) 1640 North Lotus Avenue, Chicago, Illinois 60639 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

LOT 6 IN BLOCK 13 IN MILLS AND SON'S NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO:

Covenants, conditions and restrictions of record, including, General taxes billed or accrued but not paid 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): 13-33-321-019-0000

Address (es) of Real Estate: 1640 North Lotus, Chicago, Illinois 60639

Dated this 27 day of June, 2023

David Guzman

Carmen Toledo

REAL ESTATE TRANSFER TAX		14-Aug-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

13-33-321-019-0000 | 20230801696141 | 2-018-572-752

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

REAL ESTATE TRANSFER TAX		14-Aug-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-33-321-019-0000 | 20230801696141 | 0-192-149-968

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Guzman and Carmen Toledo, personally known to me to be the same person(s) whose name(s) are 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 27th day of June, 2023



(Maria Susana Oyervide) (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH

(E)(4) SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW
DATE: June 27th, 2023

David Guzman
Signature of Buyer, Seller or Representative

Prepared By:

Mail To:

Name & Address of Taxpayer:

Daniel G. Lauer, Esq.
1424 West Division Street
Chicago, Illinois 60642

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Chicago, Illinois 60642

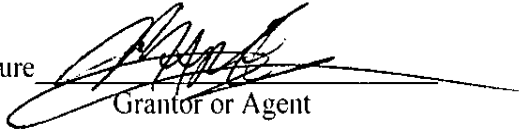
David Guzman and Carmen Toledo
1640 North Louis Avenue
Chicago, Illinois 60639

UNOFFICIAL COPY


STATEMENT BY GRANTOR AND GRANTEE

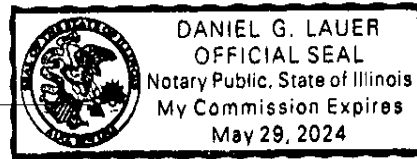
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 27th, 2023

Signature 
Grantor or Agent


SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Marcelo Elias
THIS 27th DAY OF June, 2023.

NOTARY PUBLIC 



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 June 27th, 2023

Signature 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Marcelo Elias
THIS 27th DAY OF June, 2023.

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.

[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.]