

UNOFFICIAL COPY

QUIT CLAIM DEED
County of Cook
State of Illinois

Doc#: 2323406002 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2023 09:06 AM Pg: 1 of 3

Dec ID 20230801689114
ST/CO Stamp 1-275-700-688
City Stamp 1-590-273-488

THE GRANTOR, Franklin Sanchez, a married person, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, hereby CONVEYS and QUIT CLAIMS to:

Franklin Sanchez and Heather A. Sanchez, as Co-Trustees of the Sanchez Family Revocable Trust, established under the laws of the State of Illinois the 28 day of JULY, 2023,

To have and to hold, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 31 IN BLOCK 2 IN JAMES V. ALLEN'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCK 5 IN REID'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-27-418-018-0000

Address of Real Estate: 2843 S. Kildare Avenue, Chicago, Illinois 60623

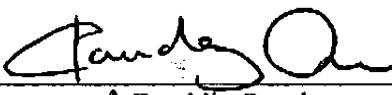
This transfer is exempt under provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Exemptions.

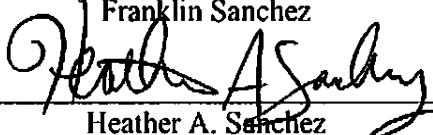
This is not a Homestead Property.

 7/28/23

(Signature for Tax Exemption)

DATED this 28 day of JULY, 2023.



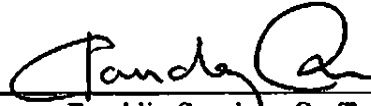
Franklin Sanchez


Heather A. Sanchez
(For Waiver of Homestead Only)

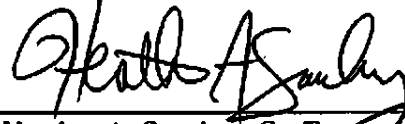
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The Foregoing Transfer of Title/Conveyance is hereby ACCEPTED by Franklin Sanchez and Heather A. Sanchez, as Co-Trustees of the Sanchez Family Revocable Trust, established under the laws of the State of Illinois the 28 day of JULY, 2023.

DATED this 28 day of JULY, 2023.



Franklin Sanchez, Co-Trustee

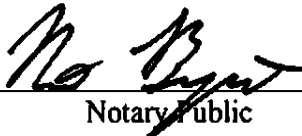


Heather A. Sanchez, Co-Trustee

STATE OF ILLINOIS)
COUNTY OF DuPage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Franklin Sanchez and Heather A. Sanchez, personally known to me to be the same persons whose names 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.

Given under my hand and seal this 28th day of July, 2023.


Notary Public

Note: This conveyance was executed in conformance with the Notarial Record requirements of §5 ILCS 312/3-102(c).

This document was prepared by the Law Office of Maria V. Vasos, LLC, 128 S. County Farm Rd., Suite A, Wheaton, IL 60187; Telephone: (630) 953-6157; Fax: (630) 929-8587; www.MVVLaw.com

Mail recorded deed to:

Maria V. Vasos
Law Office of Maria V. Vasos, LLC
128 S. County Farm Road, Suite A
Wheaton, IL 60187

Send subsequent tax bills to:

Franklin Sanchez
Heather A. Sanchez
2025 W. Cullom Avenue
Chicago, IL 60618

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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: 7 | 28 | 2023

SIGNATURE: [Signature]
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: Nico Buzanis

By the said (Name of Grantor): Franklin Sanchez

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 28 | 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: 7 | 28 | 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: Nico Buzanis

By the said (Name of Grantee): Franklin Sanchez

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 28 | 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)**