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2323534056D

ILLINOIS STATUTORY
QUIT CLAIM DEED
INDIVIDUAL

Doc# 2323534056 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2023 03:57 PM PG: 1 OF 3

=====

RETURN TO:

Juan Calva
10507 Montana Ave
Melrose Park, IL 60164

SEND SUBSEQUENT TAX BILLS TO:

Juan Calva
10507 Montana Ave
Melrose Park, IL 60164

THE GRANTOR(S), **Juan Calva and Alicia Calva divorced not since remarried**, of the Village of Melrose Park, in the County of Cook, and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Quit Claims to **Juan Calva divorced not since remarried**, of 10507 Montana Avenue, in the Village of Melrose Park, County of Cook, State of Illinois, the following described Real Estate, to wit:

The West 85 feet of the North 1/2 of lot 11 in Frederick H. Bartlett's Grand Farms Unit "A" being a Subdivision of the South 1/2 of the South 1/2 of the East 1/4 of the Southeast 1/4 of section 29, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

NOTE: IF ADDITIONAL SPACE IS REQUIRED FOR LEGAL DESCRIPTION, PLEASE ATTACH A SEPARATE 8 1/2 x 11 1/2 INCH SHEET situated in the Village of Melrose Park, County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Tax Identification No. (s): 12-29-423-018-0000



Property address: 10507 Montana Ave, Melrose Park, IL 60164 *unincorporated* Inc.

Dated this 3rd day of April, 2023

Juan Calva
Juan Calva

Alicia Calva
Alicia Calva

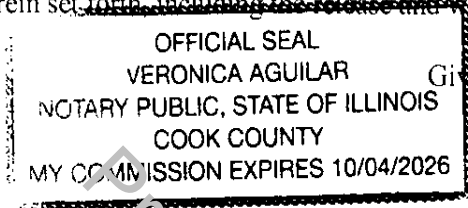
NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

REAL ESTATE TRANSFER TAX		23-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-29-423-018-0000 20230401687892 1-853-887-952		

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State of Illinois)
County of DePaul) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Juan Calva and Alicia Calva**, personally known to me to be the same person(s) 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, including the release and waiver of the right of homestead.



Given under my hand and _____ seal, this 3rd

day of April, 2023.

Veronica Aguilar
Notary Public

Impress seal here

=====
This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph e, Section 4 of said Act.

Juan Calva Date: 4/3/2023
Buyer, Seller, Representative

This instrument prepared by:

DIBELLA & LAUREAN, LLC. / Adrian Laurean

45 N. Addison Rd.

Addison, IL 60101

This form furnished to our attorney customers by
First American Title Insurance Company

Property of Cook County Clerk's Office

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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: 4 | 3 | 2023

SIGNATURE: *Alicia Calva*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

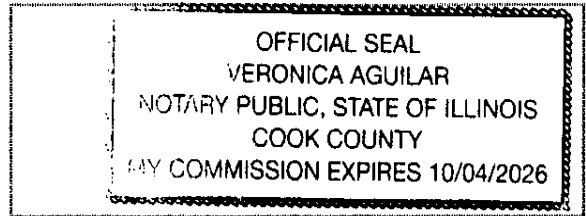
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Alicia Calva

On this date of: 4 | 3 | 20

NOTARY SIGNATURE: *Veronica Aguilar*

AFFIX NOTARY STAMP BELOW



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: 4 | 3 | 2023

SIGNATURE: *Juan Calva*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

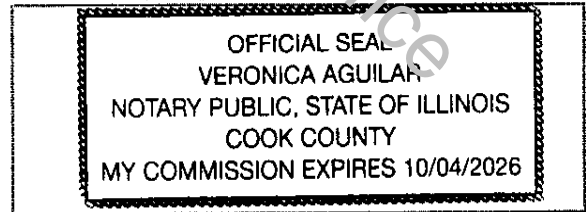
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Juan Calva

On this date of: 4 | 3 | 2023

NOTARY SIGNATURE: *Veronica Aguilar*

AFFIX NOTARY STAMP BELOW



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)**)