

UNOFFICIAL COPY



Doc# 2323634027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2023 11:34 AM PG: 1 OF 5

Trustee Deed

Illinois Statutory

Mail To:

Ariane M. Gutierrez, Alisha Martina
Gutierrez, Amanda Elaine Torres
2142 W 18th St
Chicago, IL 60608

Name & Address of Taxpayer:

Ariane M. Gutierrez, Alisha Martina
Gutierrez, Amanda Elaine Torres
2142 W 18th St
Chicago, IL 60608

THE GRANTOR, RICARDO GUTIERREZ, as Sole Trustee of the GUADALUPE GUTIERREZ TRUST dated April 7, 2021 in consideration of the sum of Ten and 00/100 (\$10.00) and other goods and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the GRANTOR hereunto enabling, do/does hereby CONVEY and QUIT CLAIM unto the GRANTEEES, ARIANE M GUTIERREZ, ALISHA MARTINA GUTIERREZ, and AMANDA ELAINE TORRES, as Tenants in Common, in fee simple, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION

LOT 15 IN EVANS SUBDIVISION OF THAT PART OF THE SOUTH HALF OF BLOCK 38 IN DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-19-300-015-0000

Commonly Known As: 2142 West 18th Street, Chicago, Illinois 60608

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Dated this 17 day of August, 2023.

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RICARDO GUTIERREZ as Sole Trustee of the
GUADALUPE GUTIERREZ TRUST Dated April 7, 2021

STATE OF ILLINOIS

SS

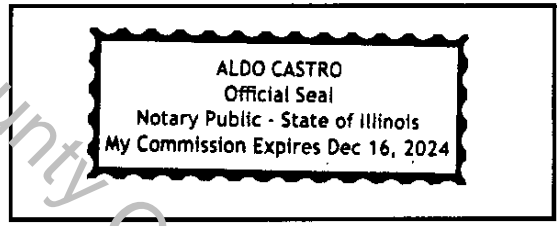
COUNTY OF COOK

I, the undersigned notary public, in and for said County, in the State aforesaid, CERTIFY THAT: RICARDO GUTIERREZ 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 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 notarial seal, this 17 day of August, 2023.

My Commission Expires On: 12-16-23

Notary Public: 




NAME AND ADDRESS OF PREPARER:

Dreyfus Law Group
2040 N Harlem Ave
Elmwood Park, IL 60707

Exempt under Real Estate Transfer Law Tax
35 ILCS 200/31-45 sub paragraph E and Cook
County Ordinance 93-O-27 paragraph 5



Signature 

Date 8/17/23

REAL ESTATE TRANSFER TAX		24-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-19-300-015-0000 | 20230801607865 | 0-722-802-128

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

REAL ESTATE TRANSFER TAX		24-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-19-300-015-0000 | 20230801607865 | 1-051-366-864

This Conveyance must contain the Name and Address of the Grantee for Tax Billing purposes: (55 ILCS 5/3-5020) and Name and Address of the person preparing the instrument: (55 ILCS 5/3-5022).

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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: 08 | 17 | 20 23

SIGNATURE: [Signature]
GRANTOR or AGENT

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

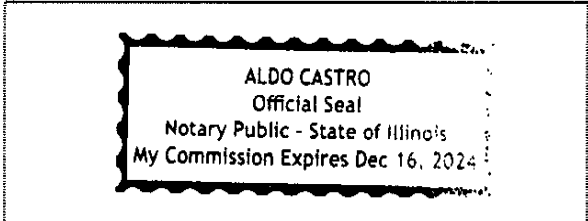
Subscribed and sworn to before me, Name of Notary Public: Aldo Castro
RICARDO GUTIERREZ as Sole Trustee of the

By the said (Name of Grantor): GUADALUPE GUTIERREZ TRUST

On this date of: 8 | 17 | 20 23

NOTARY SIGNATURE: [Signature]

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.

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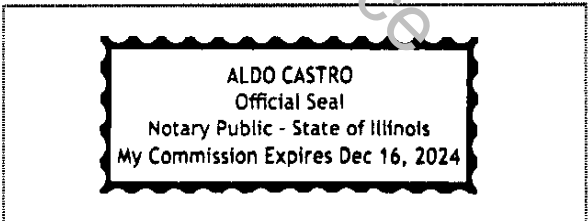
Subscribed and sworn to before me, Name of Notary Public: Aldo Castro

By the said (Name of Grantee): Ariane M Gutierrez

On this date of: 8 | 17 | 20 23

NOTARY SIGNATURE: [Signature]

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)**)

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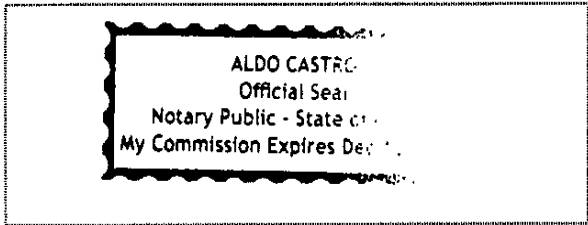
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Aldo Castro
RICARDO GUTIERREZ as Sole Trustee of the
By the said (Name of Grantor): GUADALUPE GUTIERREZ TRUST

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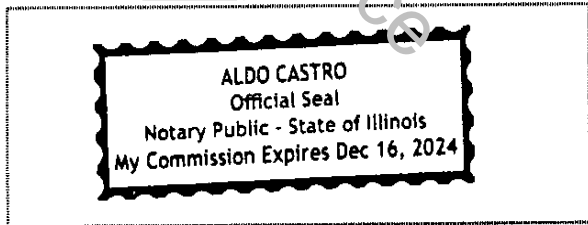
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Aldo Castro
By the said (Name of Grantee): Amanda E Torres

On this date of: 8 | 17 | 20 23

NOTARY SIGNATURE: [Signature]

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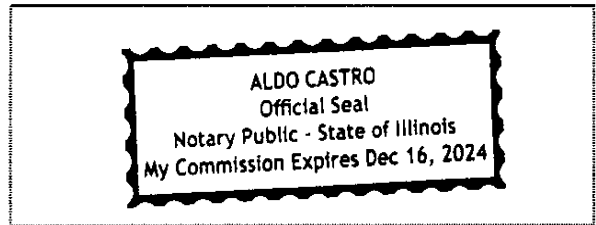
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RICARDO GUTIERREZ as Sole Trustee of the

By the said (Name of Grantor): QUADALUPE GUTIERREZ TRUST

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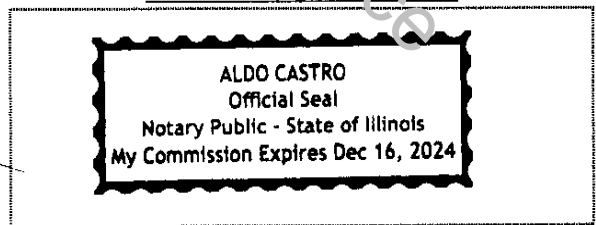
Subscribed and sworn to before me, Name of Notary Public: Aldo Castro

By the said (Name of Grantee): Alisha M Gutierrez

On this date of: 8 | 18 | 20 23

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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