

UNOFFICIAL COPY

Quit Claim Deed Statutory (Illinois)

Doc#: 2324013014 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/28/2023 09:16 AM Pg: 1 of 3

MAIL TAX BILL TO:

Maria G. Diaz
1206 Vinewood Ave
Willow Springs, IL 60480

Dec ID 20230801695304

MAIL RECORDED DEED TO:

Law Office of Klunk and Forzley
916 S. State St.
Lockport, IL 60441

THE GRANTOR(S) **ANGEL DIAZ**, a married person, **MARIA G. DIAZ**, a married person **AND EDGAR DIAZ**, a married person, of the VILLAGE of Willow Springs, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEYS AND QUIT CLAIMS** to **MARIA G. DIAZ**, of 1206 Vinewood Ave., Willow Springs, IL 60480, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 3 IN SEWER'S RESUBDIVISION OF LOT 8 IN BLOCK 26 IN MOUNT FOREST IN SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 18-33-321-022-0000
Property Address: 1206 Vinewood Avenue, Willow Springs, IL 60480

Subject, however, to the general real estate taxes not due and payable, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises forever.

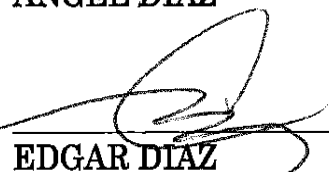
DATED this 9 day of August, 2023.



ANGEL DIAZ



MARIA G. DIAZ



EDGAR DIAZ

ILHTG 0023-37

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STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ANGEL DIAZ, MARIA G. DIAZ AND EDGAR DIAZ**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal this 9 day of August, 2023.



Bridget T. Flynn
Notary Public

EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH E OF THE REAL ESTATE TRANSFER ACT.

DATE: 8-9-2023

A large, stylized handwritten signature in black ink, likely belonging to the seller, buyer, or attorney.

Signature of Seller, Buyer, or Attorney

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: 8 | 24 | 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:

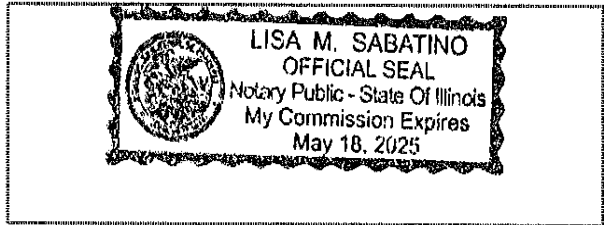
Lisa Sabatino

By the said (Name of Grantor): Angel Diaz

On this date of: 8 | 24 | 2023

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.

DATED: 8 | 24 | 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:

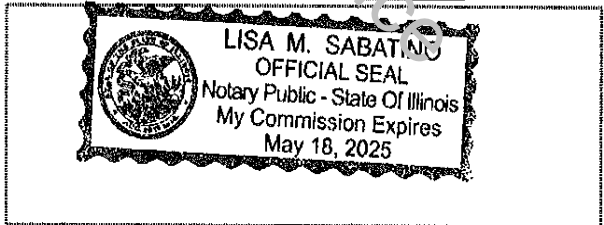
Lisa Sabatino

By the said (Name of Grantee): Maria Diaz

On this date of: 8 | 24 | 2023

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)**)