

UNOFFICIAL COPY

QUITCLAIM DEED

Mail to: Jesse Martinez
6933 N. Kedzie Ave., Unit 417
Chicago, IL 60645



Doc# 2324157833 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/29/2023 12:32 PM PG: 1 OF 3

This indenture is made this day of June 5, 2023, between ANITA MENDEZ, as GRANTOR, and JESSE MARTINEZ as GRANTEE.

WITNESSETH: That the GRANTOR, on behalf of herself, her heirs, executors, administrators, successors, representatives and assigns, for and in consideration of the sum of ONE DOLLAR, cash in hand paid at or before delivery of this document, the receipt of which is hereby acknowledged, has bargained and sold and by this document and does grant, bargain, sell, convey, remise, release and forever QUIT CLAIMS unto said GRANTEE, on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

UNIT 417 AS SHOWN AND IDENTIFIED ON THE SURVEY OF BLOCK 3 OF THE COLLEGE GREEN SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 19507767 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 10-36-119-003-1059

Commonly known as: 6933 N. Kedzie Avenue, Unit 417, Chicago, IL 60645

SUBJECT TO: Covenants, conditions and restrictions of record, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 05 day of June, 2023



Anita Mendez

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State Illinois aforesaid, DO HEREBY CERTIFY that Anita Mendez, personally known to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day and personally acknowledged that he 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 5th day of June, 2023

Commission expires 10/27, 2023


NOTARY PUBLIC






Name of Person Preparing Deed:

H. Shawn Kim
4407 N. Elston Ave.
Chicago, IL 60630

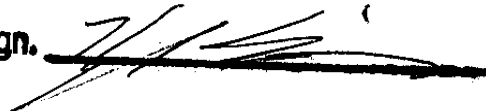
Send subsequent tax bills to:

Jesse Martinez
6933 N. Kedzie Ave., Unit 417
Chicago, IL 60645

REAL ESTATE TRANSFER TAX		29-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
10-36-119-003-1059 20230801605674 0-970-905-040		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		29-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
10-36-119-003-1059 20230801605674 0-597-775-824		

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. e and Cook County Ord. 93-0-27 par. 4

Date 8/28/23 Sign. 

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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: 6 | 5 | 20 23

SIGNATURE: *Anita Mendez*
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: HYUN KIM

By the said (Name of Grantor): ANITA MENDEZ

On this date of: 6 | 5 | 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.

DATED: 6 | 5 | 20 23

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: HYUN KIM

By the said (Name of Grantee): JESSE MARTINEZ

On this date of: 6 | 5 | 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)**)