

UNOFFICIAL COPY



QUIT CLAIM DEED

ILLINOIS

Doc# 2324134073 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/29/2023 04:29 PM PG: 1 OF 4

Above Space for Recorder's Use Only

THE GRANTOR(S) Velazquez Enterprises, LLC of 2911 S Union Ave, Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to HAFEEZ LLC of 50 YORKTOWN SHOPPING CTR UNIT 323, Lombard, Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-36-110-013-0000

Address(es) of Real Estate:
2824 Unions Street
Blue Island, IL 60406

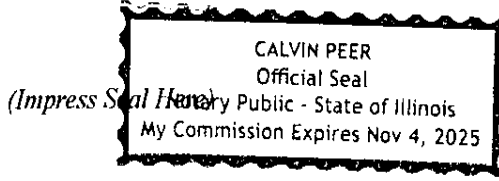
The date of this deed of conveyance is

7/31/23

(SEAL)

(SEAL)

State of Illinois, County of COOK I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Velazquez and Ana Gabriela Velazquez 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 official seal

7/31/23

Calvin Peer

Notary Public

(My Commission Expires Nov 4, 2025)

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 8/15/23 Sign. [Signature]

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LEGAL DESCRIPTION

For the premises commonly known as: 2824 Unions Street Blue Island, IL 60406

Legal Description:

THE WEST 68 FEET OF LOT 10 AND THE WEST 68 FEET OF LOT 11 IN BLOCK 3 IN CHARLES MORGAN'S ADDITION OF BLUE ISLAND IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 IN SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk

This instrument was prepared by
The Coleman Law Office, LLC
125 Wacker Drive
Ste. 300
Chicago, IL 60602

Send subsequent tax bills to:

HAFEEZ LLC
50 YORKTOWN CENTER
UNIT 323
Lombard IL 60148

Recorder-mail recorded document to:

HAFEEZ LLC
50 YORKTOWN SHOPPING
CENTER
UNIT 323
Lombard IL 60148

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

29-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

24-36-110-013-0000

120230801612757 | 0-707-122-640

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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: 7/31/2023

SIGNATURE: *Alex Velazquez*
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:

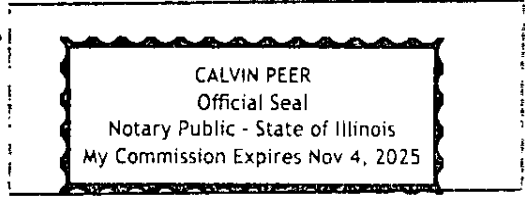
Calvin Peer

By the said (Name of Grantor): Alex Velazquez

AFFIX NOTARY STAMP BELOW

On this date of: 07/31/2023

NOTARY SIGNATURE: *Calvin Peer*



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: *Faten Shams*
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:

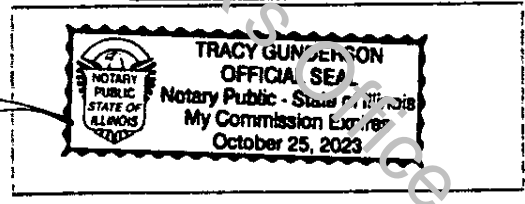
Tracy Gunderson

By the said (Name of Grantee): Faten Shams

AFFIX NOTARY STAMP BELOW

On this date of: 7/28/2023

NOTARY SIGNATURE: *Tracy Gunderson*



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)

