

# UNOFFICIAL COPY

## Quit Claim Deed



Doc# 2324434055 Fee \$88.00

ILLINOIS STATUTORY

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2023 02:34 PM PG: 1 OF 3

### MAIL TO:

FIDELINA PINEDA &  
CARLOS GARDUZA  
3741 S 53<sup>RD</sup> AVE.  
CICERO, IL 60804

### NAME & ADDRESS OF TAX PAYER:

FIDELINA PINEDA &  
CARLOS GARDUZA  
3741 S 53<sup>RD</sup> AVE.  
CICERO, IL 60804

### AL ESTATE TRANSFER TAX

01-Sep-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-33-320-021-0000

| 20230601657968 | 0-402-961-872

### THE GRANTOR(S)

MRS. FIDELINA PINEDA, CARLOS GARDUZA MARRIED COUPLE, AND MARIA R ROMERO AND FRANCISCO PINEDA MARRIED COUPLE, Of the Cook County of the State of Illinois for and in consideration of Ten (10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to, MRS. FIDELINA PINEDA, CARLOS GARDUZA MARRIED COUPLE, of the County of Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 28 IN BLOCK #1 N TAYLOR'S SUBDIVISION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NOTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants in common.

Permanent Index Number(s): 16-33-320-021-0000

Property Address: 3741 S 53<sup>RD</sup> AVE. CICERO, IL 60804



Date this 6 day of 15, 2023

Maria R. Romero

Grantor's Name

[Signature]

Grantor's Signature

Francisco PINEDA

Grantor's Name

Francisco PINEDA

Grantor's Signature

Town of Cicero	Address: 11415 S. 53 <sup>RD</sup> AVE Date: 09/01/2023 Stamp #: 20234702 By: [Signature]	Real Estate Transfer Tax \$88.00 Payment Date Due Compliance E [Signature]
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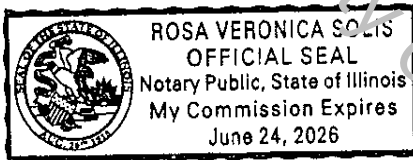
## UNOFFICIAL COPY

STATE OF ILLINOIS ) SS.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, FIDELINA PINEDA, CARLOS GARDUZA, MARIA R ROMERO AND FRANCISCO PINEDA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as 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 notaries seal, this 15<sup>th</sup> day of June, 2023.



[Signature] Francisco Pineda  
[Signature]

NOTARY PUBLIC

My commission expires on 06/24/24.

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

FIDELINA PINEDA  
 CARLOS GARDUZA  
 3741 S 53<sup>RD</sup> AVE  
 CICERO, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
 SECTION 4

DATE:

06/15/23

[Signature]  
 Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 IL CS 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: 15<sup>th</sup> June 1, 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: Francisco Pineda, Notary P.

By the said (Name of Grantor): Fidelina Pineda, Carlos Pineda

On this date of: 15<sup>th</sup> June 1, 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



ROSA VERONICA SOLIS  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
June 24, 2026

### 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: 15<sup>th</sup> June 1, 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: Francisco Pineda, Notary P.

By the said (Name of Grantee): Fidelina Pineda, Carlos Pineda

On this date of: 15<sup>th</sup> June 1, 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



ROSA VERONICA SOLIS  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
June 24, 2026

### 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)**)

rev. on 10.17.2016