

UNOFFICIAL COPY

Prepared By:
Carolina Mosquera
2217 W Schaumburg Rd
Schaumburg IL 60194



2324815023D

Doc# 2324815023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/05/2023 03:38 PM PG: 1 OF 4

After Recording Return To:
ALEJANDRO SANCHEZ CHOY
5315 W Wolfram St
Chicago, Illinois 60641

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 14, 2022, THE GRANTOR(S),

- ALEJANDRO SANCHEZ CHOY, a married person,
- MARGARITO VAZQUEZ-RUIZ, an unmarried person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- ALEJANDRO SANCHEZ CHOY, a married person, residing at 5315 W Wolfram, Chicago, COOK County, Illinois 60641

the following described real estate, situated in an unincorporated area in the County of COOK, State of Illinois

LOT 41 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION, NUMBER 22, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESSES: 5315 W. WOLFIRAM ST CHICAGO, IL. 60641
Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

REAL ESTATE TRANSFER TAX 05-Sep-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-28-130-015-0000 | 20230801697775 | 1-742-304-720

REAL ESTATE TRANSFER TAX

05-Sep-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-28-130-015-0000 | 20230801697775 | 0-612-595-152

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

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Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 13-28-130-015-0000

Mail Tax Statements To:
ALEJANDRO SANCHEZ CHOY
5315 W WOLFRAM ST
CHICAGO, ILLINOIS 60641

Grantor Signatures:



ALEJANDRO SANCHEZ CHOY

DATED: 8-14-23



MARGARITO VAZQUEZ-RUIZ

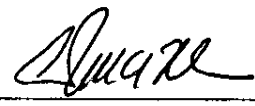
DATED: 8-14-23

STATE OF ILLINOIS, COUNTY OF COOK, ss:

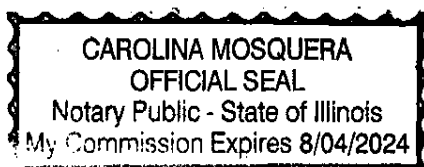
This instrument was acknowledged before me on this 14th day of August 2023 by ALEJANDRO SANCHEZ CHOY, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:



Notary Public



My commission expires 08/04/24.

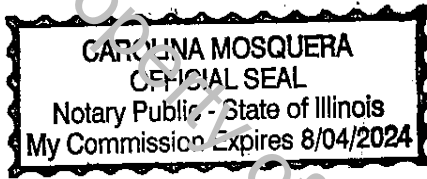
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 14TH day of August 2023 by MARGARITO VAZQUEZ-RUIZ, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:



Carolina Mosquera

Notary Public

My commission expires 8/4/24

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 9-5-23

Sign. *[Signature]*

Property of Cook County Clerk's Office


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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated August 14, 2023

Signature: 
Grantor or Agent

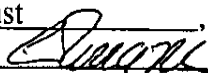
Subscribed and sworn to before me
By the said Margarito Vazquez-Ruiz
This 14, day of August, 2023
Notary Public 



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Date August 14, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Alejandro Sanchez Coy
This 14, day of August, 2023
Notary Public 



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)