

# UNOFFICIAL COPY

23005069PK

QUIT CLAIM DEED

1/2

**MAIL RECORDED DEED TO:**

Calvin J. Hughes, Jr.  
7965 W. Birchdale Ave.  
Elmwood Park, IL 60707

**MAIL TAX BILL TO:**

Calvin J. Hughes, Jr.  
7965 W. Birchdale Ave.  
Elmwood Park, IL 60707

Doc#: 2325841164 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2023 10:50 AM Pg: 1 of 4

Dec ID 20230901621912  
ST/CO Stamp 1-715-326-416

(Reserved for Recorders Use Only)

THE GRANTOR(S), **Michelle Santillan and Calvin Jerome Hughes, Jr., of 7965 W. Birchdale Ave., Elmwood Park, IL 60707**, an unmarried woman, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) AND QUIT CLAIM(S) to **Calvin J. Hughes, Jr., of 7965 W. Birchdale Ave., Elmwood Park, IL 60707**, an unmarried man, to have and to hold, all interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Permanent Index Number(s): **12-25-301-001-0000**

Property Address: **7965 W. Birchdale Ave., Elmwood Park, IL 60707**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

Chicago Title

Property of Cook County Clerk's Office

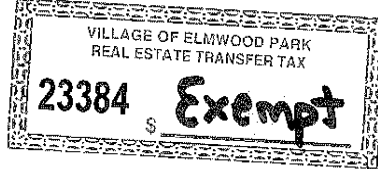
# UNOFFICIAL COPY

Dated this 08 day of Sept., 2023.

Michelle Santillan  
Michelle Santillan

Calvin Jerome Hughes, Jr  
Calvin Jerome Hughes, Jr

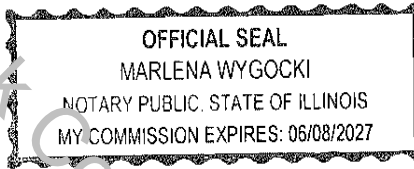
STATE OF Ill )  
COUNTY OF Cook ) SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Michelle Santillan**, 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 set forth therein.

Given under my hand and notarial seal, this 08 day of Sept, 2023.

Marlena Wygocki  
Notary Public



Exempt under provisions of paragraph a Section 31-45, real estate transfer tax law.  
Dated: 09.08.2023

Calvin Jerome Hughes, Jr  
Signature of Buyer, Seller, or Representative

**PREPARED BY:**  
Michael J. Nolan  
Attorney at Law  
7133 W. Higgins Ave.  
Chicago, IL 60656

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## STATEMENT BY GRANTOR AND GRANTEE

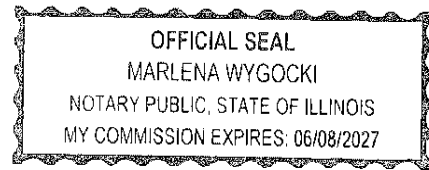
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: 9/8/2023

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED and SWORN before me this 08 day of Sept 20 23

\_\_\_\_\_  
Notary Public



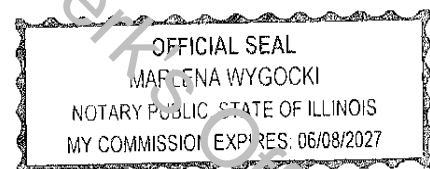
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 9/8/2023

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN before me this 08 day of Sept 20 23

\_\_\_\_\_  
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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in the County of cook in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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## LEGAL DESCRIPTION

Order No.: 23005069PK

For APN/Parcel ID(s): 12-25-301-001-0000

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LOT 1 IN BLOCK 42 IN WESTWOOD, BEING MILLS AND SONS' SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office