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2325815032D

Doc# 2325815032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2023 01:41 PM PG: 1 OF 6

QUIT CLAIM DEED Individual(s) to Individual(s)

THE GRANTOR(S) Lucia Gutierrez, married, and Eloina Gutierrez, married, of the City of Northlake, in the County of Cook, and State of Illinois, as Grantor(s); for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration conveys, releases and Quit Claims to the GRANTEE(S), Daniel Gutierrez, unmarried, of 22 King Arthur Court #6, Northlake, Illinois, and Eloina Gutierrez, married, of 22 King Arthur Court #6, Northlake, Illinois as TENANTS IN COMMON, the following described real estate, situated in the County of Cook, State of Illinois, to wit:



SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2nd Installment of 2022 and subsequent years.

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

Permanent Index Number(s): 12-30-402-056-1022

Property Address: 22 King Arthur Court #6, Northlake, Illinois 60164

REAL ESTATE TRANSFER TAX		15-Sep-2023
	COUNTY:	0.25
	ILLINOIS:	0.50
	TOTAL:	0.75

12-30-402-056-1022 | 20230901620729 | 1-861-918-160

(SIGNATURE PAGE FOLLOWS)

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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Dated: 8-20-23

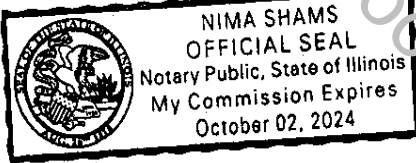
Eloina Gutierrez

Eloina Gutierrez

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eloina Gutierrez, 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 notarial seal this 20th day of August, 2023



[Signature]
Notary Public

Commission expires 10-2-29

PREPARED BY:

Nima Shams, Attorney at Law
2460 Dundee Rd., Unit 261
Northbrook, Illinois 60062

NAME AND ADDRESS OF TAXPAYER / ADDRESS OF PROPERTY:

Daniel and Eloina Gutierrez
22 King Arthur Court #6
Northlake, Illinois 60164

MAIL TO:

Daniel and Eloina Gutierrez
22 King Arthur Court #6
Northlake, Illinois 60164

CITY
OF
NORTHLAKE



TRANSFER
STAMP

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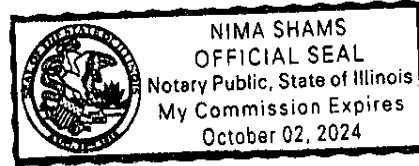
STATEMENT OF GRANTOR AND GRANTEE

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 20, 2023

Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said ELOINA GUTIERREZ
This 20th day of August, 2023
Notary Public *[Signature]*

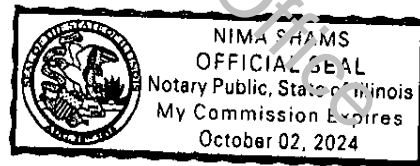


The **GRANTEE** or his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated August 20, 2023

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 20th day of August, 2023
Notary Public *[Signature]*



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

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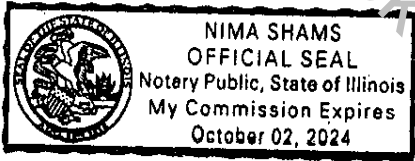
Dated: 8-20-23

Lucia Gutierrez
Lucia Gutierrez

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lucia Gutierrez, 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 notarial seal this 20th day of August, 2023



[Signature]
Notary Public

Commission expires 10-2-24

PREPARED BY:

Nima Shams, Attorney at Law
2460 Dundee Rd., Unit 261
Northbrook, Illinois 60062

NAME AND ADDRESS OF TAXPAYER / ADDRESS OF PROPERTY:

Daniel and Eloina Gutierrez
22 King Arthur Court #6
Northlake, Illinois 60164

MAIL TO:

Daniel and Eloina Gutierrez
22 King Arthur Court #6
Northlake, Illinois 60164

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STATEMENT OF 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 8-20-23, 2023

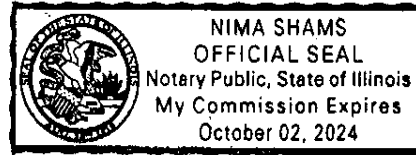
Signature: Lucio Gutierrez
Grantor or Agent

Subscribed and sworn to before me

By the said Lucia Gutierrez

This 20th, day of August, 2023

Notary Public [Signature]



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.

Dated 8-20-23, 2023

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said Eloina Gutierrez

This 20th, day of August, 2023

Notary Public [Signature]

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

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1, UNIT NO. 6, IN KING ARTHUR CONDOMINIUM BUILDING NO. 22 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 22 IN KING ARTHUR APARTMENTS OF NORTHLAKE UNIT NO. 2, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 16TH DAY OF APRIL, 1999 AS DOCUMENT NO. 99368920, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2; EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED AND MADE BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NO. 4115, DECLARATION OF EASEMENTS MADE BY TRUST NO. 4115 AFORESAID RECORDED AS DOCUMENT NOS. 18844302, 18653754 AND 18844303 AND AS MODIFIED BY DOCUMENT 18922388; AND DECLARATION OF EASEMENTS MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN RECORDED AS DOCUMENT NO. 18844304 AND MODIFIED BY DOCUMENT NO. 18922389 AND IN THE PLAT OF SUBDIVISION, AFORESAID RECORDED AS DOCUMENT NUMBER 18778239 AND AS CREATED BY THE DEED FROM OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED JUNE 1, 1963 AND KNOWN AS TRUST NO. 4405 TO NORMAL J. MATHISEN DATED DECEMBER 6, 1963 AND RECORDED DECEMBER 31, 1963 AS DOCUMENT NO. 19011364 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, USE, MAINTENANCE REPAIR AND REPLACEMENT OF PUBLIC UTILITIES INCLUDING SEWER, GAS, ELECTRICITY, TELEPHONE AND WATER LINES, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 22 King Arthur Court #6, Northlake, IL 60164

Property Index Number: 12-30-402-056-1022