

UNOFFICIAL COPY



Name and Address of Preparer:
Garza Law LLC
1446 W. 18th St.
Chicago, IL 60608

Doc# 2325822026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2023 12:40 PM PG: 1 OF 3

After recording, mail to and mail subsequent tax bills to:

Delia Chavez
2718 HAWTHORNE ST.,
FRANKLIN PARK IL 60131

Property of Cook County Clerk's Office

QUIT CLAIM DEED

THE GRANTOR(S) **Nicholas Chavez a//k/a Nicolas Chavez and Esperanza Cervantes a/k/a Esperanza Cervantes Chavez**, Husband and Wife, of the Village of Franklin Park, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIM(S) all interest in to **Delia Chavez**, an unmarried woman of 2718 Hawthorne St., Franklin Park, IL 60131, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 12 IN BLOCK 8 IN WESTBROOK UNIT NO. 2, BEING MILLS' AND SONS SUBDIVISION OF THE EAST ¾ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 13, 1942 AS DOCUMENT NO. 12840967, IN COOK COUNTY, ILLINOIS.

PROPERTY: 2718 HAWTHORNE ST., FRANKLIN PARK IL 60131
PIN: 12-28-406-021-0000



Exempt from review under Franklin Park document requirements pursuant to Paragraph 4.11 of Section 7-100 of the Franklin Park Village Code

REAL ESTATE TRANSFER TAX

15-Sep-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-28-406-021-0000

| 20230901626465 | 1-160-846-800

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DATED this 25 day of May, 2021.

Nicholas Chavez (SEAL)
NICHOLAS CHAVEZ a/k/a NICOLAS CHAVEZ

Esperanza C. Chavez (SEAL)
ESPERANZA CERVANTES a/k/a ESPERANZA
CERVANTES CHAVEZ

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that NICHOLAS CHAVEZ a/k/a NICOLAS CHAVEZ and ESPERANZA CERVANTES a/k/a ESPERANZA CERVANTES CHAVEZ, 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 he signed, sealed and delivered the said instrument as 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 this 25th day of May, 2021.



Eiliana Gonzalez
NOTARY PUBLIC

Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 sub paragraph E.

Kyma Gray Date: 5/25/2021
Agent for Grantor

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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: 5 125 1, 2021

SIGNATURE: *Esperanza Cervantes*
GRANTOR or AGENT

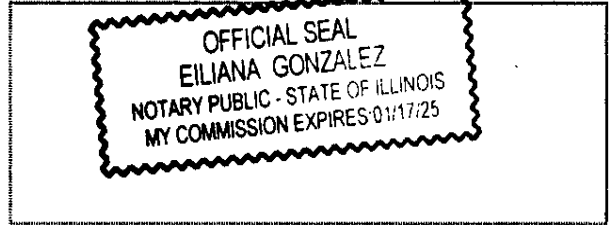
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Esperanza Cervantes a/k/a Esperanza Cervantes Chavez AFFIX NOTARY STAMP BELOW

On this date of: 5 125 1, 2021

NOTARY SIGNATURE: *Eliana Gonzalez*



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: 5 125 1, 2021

SIGNATURE: *Esperanza Cervantes*
GRANTEE or AGENT

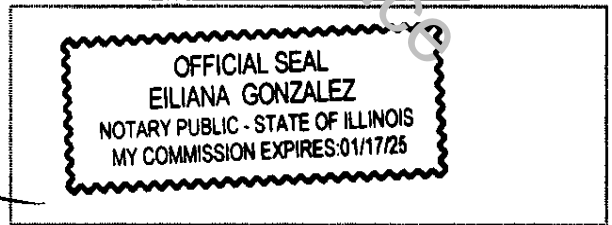
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Delia Chavez

On this date of: 5 125 1, 2021

NOTARY SIGNATURE: *Eliana Gonzalez*



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)**