

QUITCLAIM DEED

Prepared by and Mail Deed To:
Mario Correa, P.C.
6200 N. Hiawatha Ave., Ste 625
Chicago, IL 60646

Taxpayer:
Luis Enrique Flores
5909 W. Eastwood Ave.
Chicago, Illinois 60630



Doc# 2325834237 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2023 10:55 AM PG: 1 OF 3

THE GRANTORS, AURELIO FLORES and RAQUEL FLORES, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM to 4716 N CENTRAL LLC, a limited liability company by virtue of the laws of the State of Illinois and duly authorized to transact business in 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:

LEGAL DESCRIPTION: SEE ATTACHED

PIN: 13-17-208-038-0000

ADDRESS: 4716 N. CENTRAL AVE., CHICAGO, IL 60630

TO HAVE AND TO HOLD said real estate forever.

DATED this 20 day of April, 2023

[Signature] (SEAL)
AURELIO FLORES

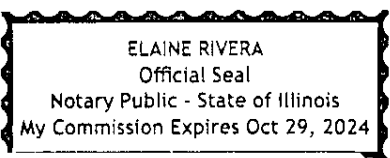
[Signature] (SEAL)
RAQUEL FLORES

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was acknowledged before me this 20 day of April, 2023 by AURELIO FLORES and RAQUEL FLORES.

[Signature]
Notary Public

My commission expires Oct. 29, 2024



COUNTY - ILLINOIS TRANSFER STAMP
EXEMPT UNDER PROVISIONS OF PAR. E
SECTION 31-45, REAL ESTATE TRANSFER
TAX LAW, 35 ILCS 200/31-45
DATE 4/20/2023
Buyer, Seller or Representative
REAL ESTATE TRANSFER TAX 15-Sep-2023

Table with 2 columns: AL ESTATE TRANSFER TAX, 15-Sep-2023. Rows: COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00

Table with 2 columns: CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00



UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 7 AND THE NORTH 8 FEET OF LOT 6 IN BLOCK 4 IN L.E. CRANDALL'S LAWRENCE AVENUE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-17-208-038-0000

ADDRESS: 4716 N. CENTRAL AVE., CHICAGO, IL 60630

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 4 | 20 | 2023

SIGNATURE: *Elaine Lourea*
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:

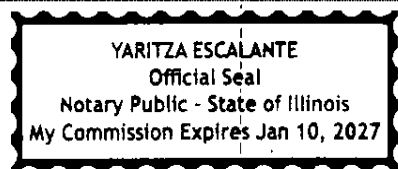
Yaritza Escalante

By the said (Name of Grantor): *Jurelio & Raquel Flores*

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 20 | 2023

NOTARY SIGNATURE: *Yaritza Escalante*



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: 4 | 20 | 2023

SIGNATURE: *Elaine Lourea*
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:

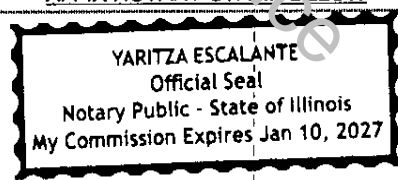
Yaritza Escalante

By the said (Name of Grantee): *4716 N Central LLC*

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 20 | 2023

NOTARY SIGNATURE: *Yaritza Escalante*



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)**