

UNOFFICIAL COPY



Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



Doc# 2325834353 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 09/15/2023 03:18 PM PG: 1 OF 3

THE GRANTOR(S), JUAN M. ANAYA, an unmarried man, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN &-00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to MARCO CRUZ A/K/A MARCO A. CRUZ (GRANTEE'S ADDRESS) 4240 W. WELLINGTON AVENUE, CHICAGO, Illinois 60641 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 56 IN W.O. OLSEN'S RESUBDIVISION OF BLOCK 7 AND PART OF BLOCK 6 AND VACATED STREETS AND ALLEY IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

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

Permanent Real Estate Index Number(s): 13-27-210-029-0000

Address(es) of Real Estate: 4240 W. WELLINGTON AVENUE, CHICAGO, Illinois 60641

Dated this 10th day of August, 2023

Juan M. Anaya
JUAN M. ANAYA

REAL ESTATE TRANSFER TAX

15-Sep-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-27-210-029-0000 | 20230801696828 | 1-255-316-944

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

REAL ESTATE TRANSFER TAX

15-Sep-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

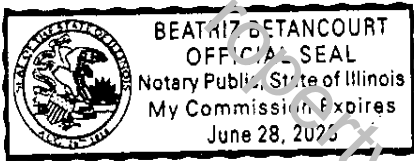
13-27-210-029-0000 | 20230801696828 | 1-517-133-264

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JUAN M. ANAYA, a single married man, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 10th day of August, 2023



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW
DATE: 8/10/23

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Beatriz Betancourt, Attorney at Law
2457 N Milwaukee Avenue
Chicago, Illinois 60647

Mail To:
MARCO A. CRUZ
4240 W. WELLINGTON AVENUE
CHICAGO, Illinois 60641

Name & Address of Taxpayer:
MARCO A. CRUZ
4240 W. WELLINGTON AVENUE
CHICAGO, Illinois 60641

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 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 08-10-2023

Signature *Juan M. Araya*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 10th DAY OF August, 2023.



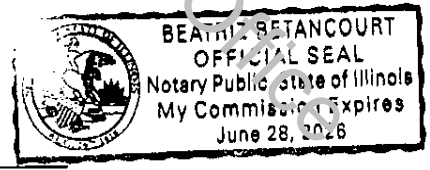
NOTARY PUBLIC *B. Betancourt*

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 and hold title to real estate under the laws of the State of Illinois.

Dated 08/10/23

Signature *Maria Antonia Cruz*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID grantee THIS 10th DAY OF August, 2023.



NOTARY PUBLIC *B. Betancourt*

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.]