

UNOFFICIAL COPY

Quit Claim DEED
ILLINOIS STATUTORY




Doc# 2326522031 Fee \$88.00

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



KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2023 01:32 PM PG: 1 OF 5

REAL ESTATE TRANSFER TAX		22-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-07-305-084-0000 20230901632652 0-199-295-052		

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

REAL ESTATE TRANSFER TAX		22-Sep-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
20-07-305-084-0000 20230901632652 0-357-106-640		

THE GRANTOR(S), BENJAMIN AMEZQUITA MUNOZ, 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 **JESUS ERASMO TOVAR MARTINEZ**, an unmarried man, (GRANTEE'S ADDRESS) 2027 W. JAMES ST, CHICAGO, IL 60629 of the County of COOK, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

See Attached Legal Description

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Special taxes or assessment for improvements not yet completed, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022 AND SUBSEQUENT YEARS.

This is not homestead Property for Grantor. This deed was prepared without a title search at the instructions of the Grantor and Grantee.

Permanent Real Estate Index Number(s): **20-07-305-084-0000**

Address(es) of Real Estate: **2029 W. JAMES ST, CHICAGO, IL 60609**

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Dated this 31 day of August, 2023

Benjamin Amezquita Munoz
BENJAMIN AMEZQUITA MUNOZ

STATE OF ILLINOIS, COUNTY OF DuPage ss.

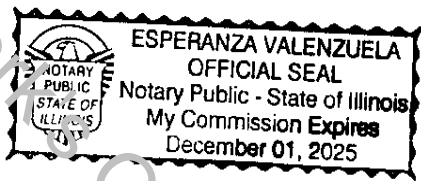
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BENJAMIN AMEZQUITA MUNOZ personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, 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 31st day of August, 2023

[Signature] (Notary Public)

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45
SUB PAR E. AND COOK COUNTY ORD. 93-0-27 PAR. 4

Benjamin Amezquita Munoz 8/31/2023



Prepared By:

LAW OFFICES OF ESPERANZA RIVERA-VALENZUELA, LLC
6418 W OGDEN AVE
BERWYN, IL 60402

Mail To:

JESUS ERASMO TOVAR MARTINEZ
2027 W. JAMES ST
CHICAGO, IL 60629

Name & Address of Taxpayer:

JESUS ERASMO TOVAR MARTINEZ
2027 W. JAMES ST
CHICAGO, IL 60629

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STATEMENT OF NO PROCEEDS

BENJAMIN AMEZQUITA MUNOZ, hereby state that I am the grantor under a certain deed dated 08/31/2023 made by and between **BENAJMIN AMEZQUITA MUNOZ** grantor and **JESUS ERASMO TOVAR MARTINEZ** grantee for a certain real estate described as follows:

And known as 2029 W. JAMES ST, CHICAGO, IL 60609

I hereby state that this deed is for no consideration and that I am not due and owing any proceeds from this transaction and I am not looking for any proceeds from the transaction. This affidavit is given to ~~XXXXXX~~ Title to induce them to accept the above-referenced deed without disbursing proceeds to the undersigned.

Text

Further affiant sayeth naught.

Benjamin Amezquita Munoz

Subscribed and sworn to me on this 31 of August, 2023

[Signature]

Notary Public



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LEGAL DESCRIPTION

LOT 35 AND THAT PART OF THE 12 FOOT ALLEY WHICH LIES SOUTH AND ADJOINING SAID LOT IN THE SUBDIVISION OF LOTS 5 AND 6 (EXCEPT RAILROAD) OF INGLEHART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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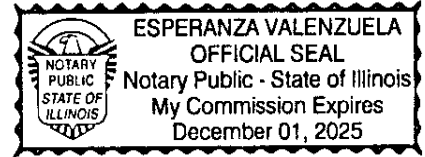
STATEMENT BY GRANTOR AND GRANTEE

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 8/31/2023

Signature *Benjamin Amador*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 31 DAY OF August



NOTARY PUBLIC *Esperanza Valenzuela*

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 8/31/2023

Signature *[Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 31 DAY OF August, 2023



NOTARY PUBLIC *Esperanza Valenzuela*

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.]