

# UNOFFICIAL COPY

Doc#: 2327113309 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/28/2023 03:02 PM Pg: 1 of 4

## QUIT CLAIM DEED

Dec ID 20230901634095

ST/CO Stamp 1-604-666-320

City Stamp 1-577-239-504

**THE GRANTOR(s)**  
**WILLIAM HERNANDEZ JR.**  
**AND**  
**DORIS M. HERNANDEZ,**  
Husband and Wife,  
of the City of Chicago,  
of Cook County of the State  
of Illinois, for and in  
consideration of Ten  
(\$10) Dollars and  
other good and  
valuable consideration  
in hand paid, CONVEY(S)  
and QUIT CLAIM(S) to

**BERWYN LAND TRUST 8646, dated February 10, 2023, William Hernandez as Trustee,**

of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, legally described as:

### **PARCEL 1:**

**UNIT 1 IN BERWYN POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED IT REAL ESTATE:**

**LOT 36 IN LARRY J. PONTARELLI SONS, INC. SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 2006 AS DOCUMENTS NUMBER 0619331086 TOGETHER WITH AN UNDIVIDED PERCENTAGE OF THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

### **PARCEL 2:**

**THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 0619331086.**

Permanent Real Estate Index Number: 12-11-118-048-1002

Address: 8646 W BERWYN AVENUE, UNIT 1N, CHICAGO, IL 60656

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

DATED THIS 2 DAY OF March, 2023.

William Hernandez Jr  
BY: WILLIAM HERNANDEZ JR.

State of Illinois, County of Cook ss.

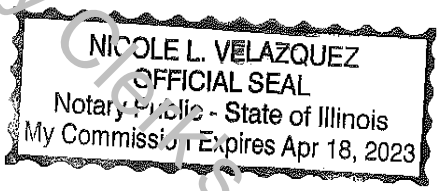
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM HERNANDEZ JR., A Married Man, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 official seal, this 2 day of March, 2023.

Commission expires 4-18 2023

Doris M Hernandez  
BY: DORIS M. HERNANDEZ

Nicole L Velazquez  
NOTARY PUBLIC

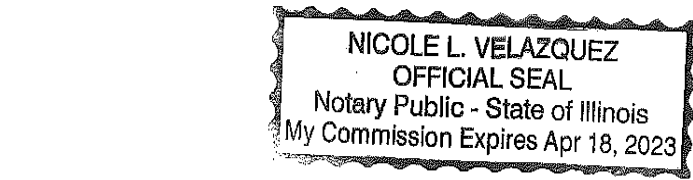


State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DORIS M. HERNANDEZ, A Married Woman, personally known to me to be the same person whose name 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 official seal, this 2 day of March, 2023.

Commission expires 4-18 2023



Nicole L Velazquez  
NOTARY PUBLIC

# UNOFFICIAL COPY

This instrument was prepared by: MONTY S. BOATRIGHT, ATTORNEY, 4653 N. MILWAUKEE, CHICAGO, ILLINOIS 60630

Mail this instrument to:

Send Subsequent Tax Bills to:

Exempt under Real Estate Transfer Tax Act  
Sec. 4, Par. E & Cook County Ord 95104 Par. E  
Date 3-2-13 Sign. [Signature]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

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 3/2, 2023

SIGNATURE: [Signature]  
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Doris M Hernandez  
THIS 2 DAY OF March, 2023.

[Signature]  
NOTARY PUBLIC  
NICOLE L. VELAZQUEZ  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires Apr 18, 2023

[Signature]  
NICOLE L. VELAZQUEZ  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires Apr 18, 2023

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 3/2, 2023

SIGNATURE: [Signature]  
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID William Hernandez Jr  
THIS 2 DAY OF March, 2023.

[Signature]  
NOTARY PUBLIC

[Signature]  
NICOLE L. VELAZQUEZ  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires Apr 18, 2023

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.

(ATTACHED TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)