

UNOFFICIAL COPY

Doc#: 2327746058 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2023 01:40 PM Pg: 1 of 3

QUIT CLAIM DEED IN TRUST

Statutory (ILLINOIS)

Dec ID 20230901639785

City Stamp 2-079-155-152

(The Above Space for Recorder's Use Only)

THE GRANTORS: Artin Goncu and Heriberto Leon, married to each other, of 1446 W. Highland Avenue, Chicago, State of Illinois, County of Cook, for and in consideration of Ten DOLLARS and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Artin Goncu as Trustee of the Artin Goncu Revocable Trust, dated Sept 27, 2023, 2023, and Heriberto Leon as Trustee of the Heriberto Leon Revocable Trust, dated Sept 27, 2023, 2023, as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 84 AND THE WEST 6 FEET OF LOT 85 IN FARSON'S SUBDIVISION OF THE NORTH 26 RODS 11 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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): 14-05-101-018-0000

Address(es) of Real Estate: 1446 W. Highland Avenue, Chicago, IL 60660

Dated: Sept. 27, 2023.

Dated: Sept 27, 2023.

Heriberto Leon (SEAL)
Heriberto Leon

Artin Goncu (SEAL)
Artin Goncu

Exempt under Cook County Ordinance 93-0-27, Paragraph E; and Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph E.

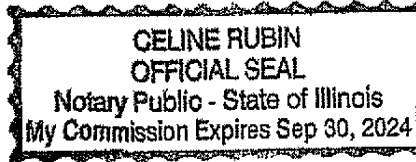
Date: Sept. 27, 2023

Signature: Heriberto Leon

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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, DO HEREBY CERTIFY that Heriberto Leon and Artin Goncu, personally known to me to be the same person(s) whose name(s) is or are subscribed to the foregoing instrument, appeared before me this day in person and ACKNOWLEDGE that each signed, sealed and delivered the said instrument as that person's free and voluntary act.

Given under my hand and official seal,
on September 07, 2023.



[Signature]
Notary Public

REAL ESTATE TRANSFER TAX		03-Oct-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

14-05-101-018-0000 | 20230901639785 | 2-073-153-152
 * Total does not include any applicable penalty or interest due.

This instrument was prepared by: Metz + Jones LLC, 5443 N. Broadway, Chicago, IL 60640

Mail to:
Metz + Jones LLC
5443 N. Broadway
Chicago, IL 60640

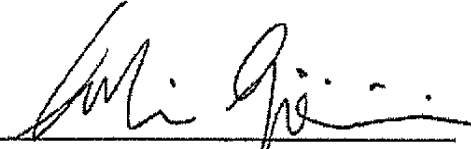
Send Subsequent Tax Bills To:
Heriberto Leon and Artin Goncu, Trustees
1446 W. Highland Avenue
Chicago, IL 60660

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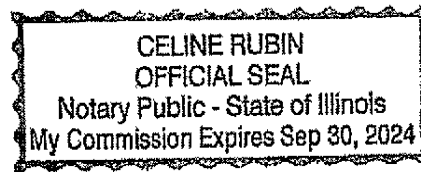
STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of her or 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 Sept 27, 2023

Signature: 
Artin Goncu

Subscribed and sworn to before me by the said Grantor on September 27, 2023.



Notary Public 

The grantee or the grantee's 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 title to real estate under the laws of the State of Illinois.

Dated Sept. 27, 2023

Signature: 
Herberto Leon, as trustee

Subscribed and sworn to before me by the said Grantee on September 27, 2023.



Notary Public 

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 a Class A misdemeanor for subsequent offenses.

(Attach 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.)