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QUIT CLAIM DEED

Doc# 2328549092 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/12/2023 01:26 PM PG: 1 OF 3

THE GRANTOR(S), Jessica Valdivia, of Cook County, Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid and for no other good and valuable consideration, Conveys and Quit Claims all interests unto Jessica Valdivia, of Cook County, Illinois and Hugo Valdivia Cortes, of Cook County, Illinois to hold as Tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE EAST 19 ACRES (EXCEPT THE EAST 510.38 FEET THEREOF) OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT REAL ESTATE INDEX NUMBER: 32-12-200-010-0000

PROPERTY ADDRESS: 2117 GLENWOOD JANSING ROAD, LYNWOOD, IL 60411

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

THIS DEED was prepared at the request of Grantor, without the benefit of a title search, and the description of the property was furnished by the party. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises as Tenants by the entirety, forever.

DATED this 02 day of October, 2023

Jessica Valdivia
Jessica Valdivia

23 Bar 58876

1 of 2

| REAL ESTATE TRANSFER TAX | | 12-01-2023 |
|---|---|--------------------------------|
|  |  | COUNTY: 0.00 |
| | | ILLINOIS: 0.00 |
| | | TOTAL: 0.00 |
| 32-12-200-010-0000 | | 20231001646575 1-517-587-408 |

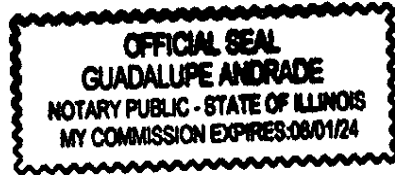
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State of Illinois) SS
County of Cook)

I, the undersigned, a Notary Public in and for the County of Cook, and State of Illinois, **DO HEREBY CERTIFY** that **Jessica Valdivia** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2ⁿ day of October, 2023.

Notary Public



Prepared by/Mail to:

Jorge J Monroy
903 Commerce Dr, Suite 165
Oak Brook, IL 60523

MAIL TAX BILL TO:

Jessica Valdivia
2117 Glenwood Lansing Rd
Lynwood, IL 60411

Exempt under the provisions of Paragraph F Section 4, Real Estate Transfer Act

10/02/2023 Jessica Valdivia
Date Grantor

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STATEMENT BY GRANTOR AND GRANTEE

The **grantors** or their agents affirm that, to the best of their knowledge, the name of the grantee shown on the deed 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, 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.

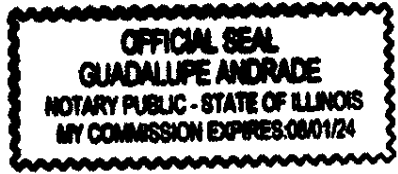
Dated: 10/02/23

Signature: Jessica Valdivia
Grantor

SUBSCRIBED AND SWORN

To before me on this 02 day
Of October, 2023.

Notary Public



The **grantee** or their agents affirm and verify that the name of the grantees shown on the deed 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, 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: 10/2/23

Signature: [Handwritten Signature]
Grantee

SUBSCRIBED AND SWORN

To before me on this 2 day
Of October, 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 of a Class A misdemeanor for subsequent offenses.