

# UNOFFICIAL COPY

**AFTER RECORDING RETURN TO:**

Title365/Recording  
345 Rouser Road  
Bldg 5, Suite 100  
Coraopolis, PA 15108  
File No. ORG-416558

Doc#: 2328529030 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/12/2023 10:03 AM Pg: 1 of 7

Dec ID 20230401690886

City Stamp 1-949-709-264

**NAME AND ADDRESS OF TAXPAYER:**

David Velez  
2119 N MCVICKER AVE  
CHICAGO, IL 60639

This document prepared by:

Courtney E. Dec, Esq.  
8940 Main Street  
Clarence, NY 14037  
866-333-3081

Parcel ID No.: 13-32-123-030-0000


## QUITCLAIM DEED

THIS DEED made and entered into on this 12<sup>th</sup> day of Oct, 2023, by and between **David Velez, a married man, joined in execution by his spouse, Anna Mary Velez and David G. Velez, a single man, as joint tenants with right of survivorship,** residing at 2119 N MCVICKER AVE, CHICAGO, IL 60639, hereinafter referred to as Grantor(s) and **David Velez, a married man and David G. Velez, a single man and Melissa Hernandez, an unmarried woman, as joint tenants with right of survivorship,** residing at 2119 N MCVICKER AVE, CHICAGO, IL 60639, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

**LOT 31 IN BLOCK 3 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 466 FEET THEREOF), IN COOK COUNTY, ILLINOIS**

Property commonly known as: 2119 N MCVICKER AVE, CHICAGO, IL 60639

REAL ESTATE TRANSFER TAX	06-Oct-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

13-32-123-030-0000 | 20230401690886 | 1-949-709-264

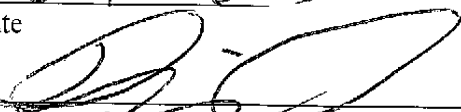
\* Total does not include any applicable penalty or interest due.

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"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

06-10-2023  
Date

  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 10<sup>th</sup> day of 06, 2023.

[Signature]  
David Velez

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on this 10<sup>th</sup> day of 06, 2023 by David Velez.

[Signature]  
(Signature of Notary Public)

Print Name: SYLENE D. ISAAC

My commission expires: July 9, 2026



PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

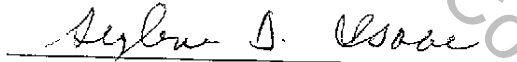
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 10<sup>th</sup> day of 06, 2023.

  
David G. Velez

STATE OF ILLINOIS

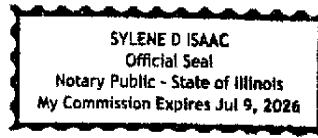
COUNTY OF COOK

This instrument was acknowledged before me on this 10<sup>th</sup> day of 06, 2023 by David G. Velez.

  
(Signature of Notary Public)

Print Name: SYLENE D. ISAAC

My commission expires: July 9, 2026



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 10<sup>th</sup> day of 06, 2023.

Anna Maria Velez  
Anna Mary Velez DMV  
Mrs MARIE

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on this 10<sup>th</sup> day of 06, 2023 by Anna Mary Velez  
Mrs MARIE

Sylene D. Isaac  
(Signature of Notary Public)

Print Name: SYLENE D. ISAAC

My commission expires: July 9, 2026



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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.

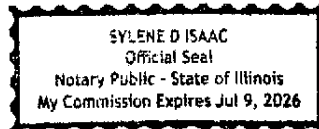
Dated 06.10, 2023.

Signature: *Diana Marie Vuley*  
Grantor, or Agent

Subscribed and sworn to before me by the said GRANTORS this 10<sup>th</sup>, day of 06, 2023.

*Sylene D. Isaac*  
Notary Public

My commission expires: July 9, 2026



The Grantee or her/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 title to real estate under the laws of the State of Illinois.

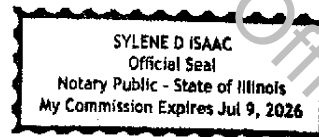
Dated 06.10, 2023.

Signature: *Diana Marie Vuley*  
Grantee, or Agent

Subscribed and sworn to before me by the said GRANTEES this 10<sup>th</sup>, day of 06, 2023.

*Sylene D. Isaac*  
Notary Public

My commission expires: July 9, 2026



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.)

# UNOFFICIAL COPY

FLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

DIVID G - MAZE, being duly sworn on oath, states that 16- resides at \_\_\_\_\_ . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that 16- makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 16<sup>th</sup> day of 06, 2023.

Sylene D. Isaac

