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First American Title Insurance Company

OUIT CLAIM DEED ILLINOIS STATUTORY Individual

> FIRST AMERICAN TITLE FILE # AFLOST

Doc#. 2329006138 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/17/2023 04:02 PM Pg: 1 of 4

Dec ID 20230901630746 ST/CO Stamp 0-779-416-528 City Stamp 0-626-684-880

THE GRANTOR(S) Clementina Diaz, a widow, and Jose de Jesus Diaz, married to Josefina Diaz, of the State of Jalisco, Mexico for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration in hand paid. CONVEY(S) and QUIT CLAIM(S) to Pablo Diaz, of 3059 S. Homan Ave. Chicago, IL 60623, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the Ltate of Illinois to wit:

LOT 56 (EXCEPT THE RAILROAD RIGHT OF W/(Y) IN THE SUBDIVISION OF BLOCK 23 IN STEEL'S SUBDIVISION OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homesterd Exemption Laws of the State of Illinois. Exempt under provisions of paragraph (e), section 4, Real Estate Transfer A.1,

This property is not homestead as to Josefina Diaz.

SUBJECT TO: Property taxes for the year 2022 and thereafter. Covenants, conditions and restrictions of record. Private, public and utility easements and roads and highways, Party wall rights and agreements, building lines and casements. It any, so long as they do not interfere with the current use and enjoyment of the property

Permanent Real Estate Index Number(s): 16-26-428-024-0000 Address(es) of Real Estate: 3059 S. Homan Ave. Chicago, IL 60623

Dated this

day of September , 20 23

OFFICIAL SEAL MARZENA NOWICKA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/12/2025

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STATE OF, COUNTY OF	Cook	SS.
de Jesus Diaz, personally known to me to be t	he same person(s) sed that they signed	nty, in the State aforesaid, CERTIFY THAT Clementina Diaz and Jose whose name(s) are subscribed to the foregoing instrument, appeared d, sealed and delivered the said instrument as their free and voluntary ease and waiver of the right of homestead.
Given under my hand and official seal, this	12	day of September 20 23
		OFFICIAL SEAL MARZENA NOWICKA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/12/2025 (Notary Public)
Prepared by: Jesus Perez Esq. Attorney at Law 4111 S. Richmond Chicago, 1L 60632), Coot	
Mail to: Jesus Perez Esq. Attorney at Law 4111 S. Richmond Chicago, IL 60632		
Name and Address of Taxpayer: Pablo Diaz 3059 S. Homan Ave. Chicago, IL 60623		Colling Colling Office

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LEGAL DESCRIPTION

Legal Description: LOT 56 (EXCEPT THE RAILROAD RIGHT OF WAY) IN THE SUBDIVISION OF BLOCK 23 IN STEELE'S SUBDIVISION OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-26-428-024-0000 (Vol. 577)

Property Address: 3059 South Homan Avenue, Chicago, Illinois 60623

Dropperty of Cook County Clerk's Office



Prinst Imerican Title Insurance Company 27775 Diehl Road Warrenville, IL 60555

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 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 <u>09/12/20</u>	33 Signature Sties Signature Grantor de Agent
•	
Subscribed and sworn to	before me by the said Chementina Dia Vace affiant day of Astimber 1023
this $\underline{\boldsymbol{\beta}}$	day of Apriller, 2023.
Alakam, Dublia	OFFICIAL SEA
Notary Public	MARZENA NOWICK
	NOTARY PUBLIC, STATE OF ILLIA JIS MY COMMISSION EXPIRES 10/12/2025
	THE STATES TO TEZZOZ.
	t affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial
	either a natural person, an Illinois corporation or foreign corporation authorized to do business
	to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real
estate in Illinois, or other estate under the laws of	r entity recognized as a person and authorized to do business or acquire and hold title to real
estate miner rise iaws of	
1 /	die State of Aminors.
Dated 09/12/20	
Dated <u>09/12/20</u>	23 Signature Signature
Dated <u>09/12/20</u>	
Dated <u>19/12/20</u>	23 Signature Signature
Dated <u>09/12/20</u>	23 Signature Signature
-7-7-	Signature Grander or Agent
Subscribed and sworn to	Signature Grander of Agent before me by the said
-7-7-	Signature Grander or Agent
Subscribed and sworn to	Signature Grander of Agent before me by the said
Subscribed and sworn to this	Signature Signature Grander of Agent before me by the said day of September 223 OFFICIAL SEAL MARZENA NOWICKA
Subscribed and sworn to this	Signature Signature Signature Grapper of Agent Direct Agent OFFICIAL SEAL MARZENA NOWICKA HOTARY PUBLIC, STATE OF ILLINOIS Y COMMISSION EXPIRES 10(12/2025)
Subscribed and sworn to this	Signature Signature Grander of Agent before me by the said day of September 223 OFFICIAL SEAL MARZENA NOWICKA

(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.)