

UNOFFICIAL COPY

QUITCLAIM DEED

Prepared by and Mail Deed To:
Mario Correa, P.C.
4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

Taxpayer:
Luis Enrique Flores
5904 W. Wilson.
Chicago, Illinois 60630



Doc# 2329834039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 12:20 PM PG: 1 OF 3

THE GRANTORS, **AURELIO FLORES and RAQUEL FLORES**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM to **5904 WILSON LLC**, a limited liability company by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PIN: 13-17-213-035-0000

ADDRESS: 5904 WEST WILSON, CHICAGO, ILLINOIS 60630

TO HAVE AND TO HOLD said real estate forever.

DATED this 11 day of August, 2023



AURELIO FLORES (SEAL)



RAQUEL FLORES (SEAL)

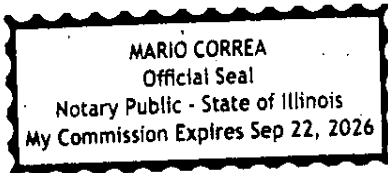
STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was acknowledged before me this 11 day of Aug, 2023 by AURELIO FLORES and RAQUEL FLORES.



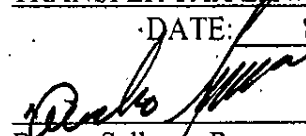
Notary Public

My commission expires 9/22, 2026



COUNTY - ILLINOIS TRANSFER STAMP
EXEMPT UNDER PROVISIONS OF PAR. E
SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW, 35 ILCS 200/31-45.

DATE: 8-11-2023



Buyer, Seller or Representative


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LEGAL DESCRIPTION

THE EAST 25.85 FEET OF THE WEST 51.70 FEET OF LOT 40 IN LAWRENCE AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PIN: 13-17-213-035-0000

ADDRESS: 5904 WEST WILSON, CHICAGO, ILLINOIS 60630

REAL ESTATE TRANSFER TAX		17-Oct-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-17-213-035-0000 | 20231001651325 | 1-023-601-616

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

REAL ESTATE TRANSFER TAX		17-Oct-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-17-213-035-0000 | 20231001651325 | 0-224-816-080

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (**ABI**) 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 another 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: 8 11 1, 20 23

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

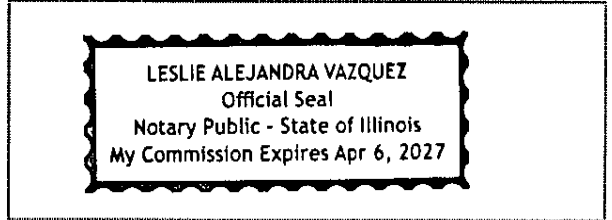
Subscribed and sworn to before me, Name of Notary Public: Leslie A. Vazquez

By the said (Name of Grantor): Aracelis + Raquel Flores

On this date of: 8 11 1, 20 23

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 11 1, 20 23

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

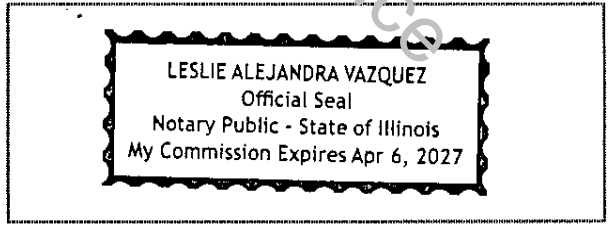
Subscribed and sworn to before me, Name of Notary Public: Leslie A. Vazquez

By the said (Name of Grantee): 5904 Wilson LLC

On this date of: 8 11 1, 20 23

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**