

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR, JUAN M. ESPARZA, JR., single, of the City of Blue Island, County of Cook, State of Illinois, for the consideration of Ten and NO/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

JUAN MANUEL ESPARZA and GLORIA ESPARZA, his wife, of 12910 Mozart Street Blue Island, IL 60406

in Joint Tenancy, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 15 IN SANDERS SECOND ADDITION TO BLUE ISLAND IN SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index No. 25-31-118-021-0000

Address of the Real Estate: 2003 High Street, Blue Island, IL 60406

Dated this 26th day of October, 2023.

*Juan M. Esparza, Jr.*  
JUAN M. ESPARZA, JR.

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 JUAN M. ESPARZA, JR., 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 a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this day 26<sup>th</sup> of October, 2023.

SEAL



*Jeffery M. Foreman*  
Notary Public

This document was prepared by: Jeffery M. Foreman, Attorney at Law, 10047 So. Western Ave. Chicago, IL 60643

EXEMPT under Paragraph E, 35 ILCS 200/ 31-45. "Real Estate Transfer Tax Act."

DATE 10-26-23 (Grantor, Grantee or Representative)

*Jeffery M. Foreman*

MAIL DOCUMENT AND SUBSEQUENT TAX BILLS TO:

Juan Manuel Esparza  
12910 Mozart Street  
Blue Island, IL 60406

REAL ESTATE TRANSFER TAX

27-Oct-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

25-31-118-021-0000

| 20231001661260 | 0-200-165-328



Doc# 2330010074 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/27/2023 02:55 PM PG: 1 OF 2

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

The GRANTOR or his agent affirms that, to the best of their knowledge, the name of the GRANTEE shown in 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.

October 27, 2023  
DATE

Jeffery M. Foreman  
GRANTOR OR AGENT



STATE OF ILLINOIS )  
COUNTY OF COOK ) SS:

Subscribed and sworn to before me this 27th day of October  
2023.

Felia C. Franco  
Notary Public

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The GRANTEE or 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 and hold title to real estate under the laws of the State of Illinois.

October 27, 2023  
DATE

Jeffery M. Foreman  
GRANTEE OR AGENT



STATE OF ILLINOIS )  
COUNTY OF COOK ) SS:

Subscribed and sworn to before me this 27th day of October  
2023.

Felia C. Franco  
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, if exempt under provisions of Ill. Real Estate Transaction Tax Act, s 4).