

# UNOFFICIAL COPY

Doc#. 2332413372 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/20/2023 03:05 PM Pg: 1 of 7

Dec ID 20231001656959

File No: IL-2309-010120-RF  
Grantor's Loan No. \_\_\_\_\_

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:  
Hector Lugo and Lucia M Lugo  
2942 191st Place, Lansing, IL 60438

Mail Tax Statements To: Hector Lugo and Lucia M Lugo: 2942 191st Place, Lansing, IL 60438

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Parcel Number: 33-06-405-014-0000

## QUITCLAIM DEED

**Hector Lugo**, now married, ("Grantor"), of **2942 191st Place, Lansing, IL 60438**, for and in consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Hector Lugo and Lucia M Lugo**, a married couple, ("Grantee"), whose tax mailing address is **2942 191st Place, Lansing, IL 60438**, with quitclaim covenants, the following described real estate:

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Lot 103 in Oakwood Estates Unit No. 7, the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 6 and the West 14.45 feet of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 6, all in Township 35 North, Range 15, East of the Third Principal Meridian, according to Plat thereof Registered in the Office of the Registrar of titles of Cook County, Illinois, on September 3, 1968, as Document No. 2408173.

**APN: 33-06-405-014-0000**

**Property Address is: 2942 191st Place, Lansing, IL 60438**

**Prior deed recorded at Instrument No. 1620810039**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Cook County Clerk's Office

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Executed by the undersigned on 10-23, 2023:

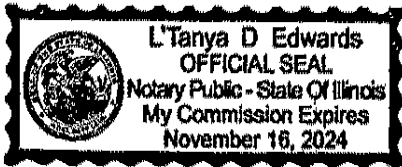
*Hector Lugo*  
Hector Lugo

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Hector Lugo**, personally known to me, or has produced \_\_\_\_\_, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/he /their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of OCT, 2023.

*L. Tanya D. Edwards*  
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 10-23-23

  
\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

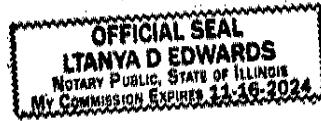
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## STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 10-23-2023, 2023

[Signature]  
Signature of Grantor or Agent



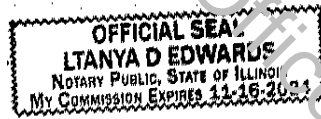
Subscribed and sworn to before  
Me by the said GRANTOR  
this 23 day of OCTOBER,  
2023.

NOTARY PUBLIC [Signature]

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 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.

Date 10-23, 2023

[Signature]  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said GRANTEE  
This 23 day of OCTOBER,  
2023.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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## Plat Act Affidavit

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

DOCUMENT NUMBER \_\_\_\_\_

I, (Name) Hector Lugo, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 2942 191st Place, Lansing, IL 60438, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyances
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 23 day of OCT, 2023

[Signature]  
(Signature)

NOTARY: [Signature]  
(seal)



# UNOFFICIAL COPY

## VILLAGE OF LANSING

Patricia L. Eidam  
Mayor



Office of the Finance Director

Brian Hanigan  
Finance Director

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

### VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Hector Lugo  
2942 191<sup>st</sup> Place  
Lansing, IL 60438

Telephone No.: 708-572-1961

Attorney or Agent: Charlie Doerflinger  
Telephone No.: 312-508-5575

Property Address: 2942 191<sup>st</sup> Place  
Lansing, IL 60438

Property Index Number (PIN): 33-06-405-014-0000

Water Account Number: 129 0911 00 04

Date of Issuance: November 6, 2023

(State of Illinois)  
(County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before  
me on November 6, 2023 by  
Catherine Kacmar.

By: [Signature]  
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.