

# UNOFFICIAL COPY

Prepared by: Erwin Law, LLC  
4043 North Ravenswood Avenue, Ste. 208  
Chicago, Illinois 60613

Return to: Gail Tangeros  
1720 W. Leland Ave, Unit 2  
Chicago, IL 60640  
Future Taxes to Grantee's Address ( X )

Doc#: 2333406206 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/30/2023 12:15 PM Pg: 1 of 2  
  
Dec ID 20231101671034  
ST/CO Stamp 0-061-192-144  
City Stamp 1-571-141-584

## QUIT CLAIM DEED

The Grantor(s) Estate of Gary Tangeros,  
Case No: 22PR660

(The above space for Recorder's use only)

PT 23-96256 2/6

of the City Chicago, County of Cook State of Illinois  
for and in consideration of Ten (\$10,00) Dollars and other good and valuable consideration, in hand paid, convey(s)  
and quit claim(s) to Gail Tangeros, Trustee of the Tangeros Family Trust dated March 1, 2022  
whose address is 1720 W. Leland Ave, Unit 2, of the City Chicago,  
County of Cook State of Illinois all interest in the following described  
real estate situated in the County of Cook, in the State of Illinois to wit:

**The North 100 feet and the West 29 1/2 feet of the South 50 feet of Lot 1 and the West 1 foot of the North 100 feet of Lot 2 in Block 2 in Clarkson's Subdivision of part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 40 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 Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 13-36-114-001-0000

Property Address: 3077 W. Palmer Blvd, Chicago, Illinois 60647

Dated this 3 day of November, 2023

[Signature]  
Kevin Tangeros, as Appointed Independent  
Administrator of the Estate of Gary Tangeros, Case No. 22PR660

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF ~~Cook~~ Kane )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Kevin Tangeros  
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day  
in person, and acknowledged that he signed, sealed and delivered the said instruments as his 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 Notarial Seal this 3rd day of November, 2023

AFFIX TRANSFER TAX STAMP OR  
"Exempt under provisions of Paragraph E"  
Section 4, Real Estate Transfer Tax Act.  
11-3-2023  
Date  
Buyer, Seller or Representative

[Signature]  
Notary Public, State of Illinois  
My commission expires: 6-29-2025



PROPER TITLE, LLC

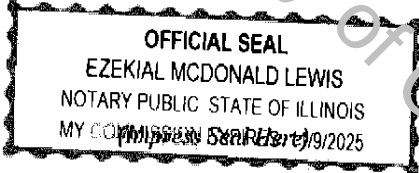
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## STATEMENT BY GRANTOR AND GRANTEE

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 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.

Date: 11-3-2023 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 11-3-2023



[Signature]  
Notary Public

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.

Date: 11/3/2023 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 11-3-2023



[Signature]  
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, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]