

UNOFFICIAL COPY

Doc#: 2333833365 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/04/2023 02:38 PM Pg: 1 of 3

QUIT CLAIM DEED

The grantor, Suzanne Pinedo, married to Gerson Pinedo, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, conveys and quit claims to Luis Alberto Cruz Jr, a single person, the following described real estate situated in Cook County, Illinois, to wit:

Dec ID 20231101679816
ST/CO Stamp 1-667-907-536

Legal description: See Exhibit A.

This is not homestead property as to the grantor.

Permanent Real Estate Index No. 24-17-206-019-1006
Address of Property: 10510 S. Parkside Avenue, unit 6, Chicago Ridge, Illinois 60415

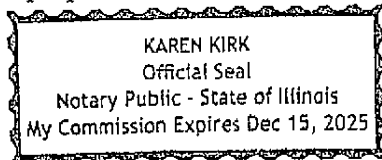
Dated this 13 day of November, 2023

Exempt under paragraph E, section 4, of the Illinois Real Estate Transfer Tax Act

By: Suzanne Pinedo
Suzanne Pinedo

State of Illinois)
County of Cook)

I, Karen Kirk, the undersigned, a Notary Public in and for Cook County, State of Illinois, do hereby certify that Suzanne Pinedo, 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 she signed and delivered this instrument as her free and voluntary act for the uses and purposes therein set forth on this 13 day, November, 2023.



Karen Kirk
Notary Public

Prepared by Charles W. Siragusa:
134 N. LaSalle Street, Suite 1050
Chicago, Illinois 60602

Mail deed and send subsequent tax bills to:
Gerson Pinedo
10436 Long Avenue
Oak Lawn, Illinois 60453

REAL ESTATE TRANSFER TAX		30-Nov-2023	
COUNTY:			0.00
ILLINOIS:			0.00
TOTAL:			0.00

24-17-206-019-1006 | 20231101679816 | 1-667-907-536

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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 title to real estate under the laws of the State of Illinois.

Dated November 21, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said MIHAILA STANISLAV of SIRAGUSA
This 21st day of November 2023 at Chicago Illinois
Notary Public [Signature] My Commission Expires 08/14/2025

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 title to real estate under the laws of the State of Illinois.

Date November 21, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said MIHAILA STANISLAV of SIRAGUSA
This 21st day of November 2023 at Chicago Illinois
Notary Public [Signature] My Commission Expires 08/14/2025

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 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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LEGAL DESCRIPTION

UNIT NUMBER 6 IN 10510 PARKSIDE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 56 IN FRANK DELUGACH'S CENTRAL AVENUE GARDENS, BEING A SUBDIVISION OF THE EAST 2/5 OF THE EAST 1/2 OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THE STREETS AND THOSE PARTS OF THE STREETS THEREOF DEDICATED) IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 7, 2005 AS DOCUMENT NUMBER 0500727152; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE P-6 AND STORAGE SPACE S-6 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT 0500727152.

COMMONLY KNOWN AS: 10510 S. Parkside Ave. Unit 6, Chicago Ridge, IL 60415

PERMANENT INDEX NUMBER: 24-17-206-019-1006

Property of Cook County Clerk's Office