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23340340510*

Doc# 2334034051 Fee \$59.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/06/2023 02:50 PM PG: 1 OF 5

Quitclaim Deed

RECORDING REQUESTED BY Luis C Tobias

AND WHEN RECORDED MAIL TO:

Enrique Tobias, Grantee(s)

5237 S. Maplewood Ave

Chicago IL 60632

Consideration: \$ 0.00

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 19-12-413-014-0000

PREPARED BY: Luis C Tobias certifies herein that he or she has prepared this Deed.

[Signature] 12/06/2023
Signature of Preparer Date of Preparation

Luis C Tobias
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12/06/2023 in the County of Cook, State of Illinois

by Grantor(s), Luis C Tobias, whose post office address is 2201 N. Kildare Ave Chicago IL 60639,

to Grantee(s), Enrique Tobias, whose post office address is 5237 S. Maplewood, Chicago IL 60632

WITNESSETH, that the said Grantor(s), Luis C Tobias, for good consideration and for the sum of Cero

(\$ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

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interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

[Signature] ^{12/06/23}
Signature of Grantor

Luis O Tobias
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

[Signature] ^{12/06/23}
Signature of First Witness to Grantor(s)

Ayuda Corona
Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature] ^{12/06/23}
Signature of Grantee

Enrique Tobias
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

[Signature] ^{12/6/23}
Signature of First Witness to Grantee(s)

Ayuda Corona
Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

REAL ESTATE TRANSFER TAX 06-Dec-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX 06-Dec-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-12-413-014-0000 | 20231201689281 | 1-427-636-272

19-12-413-014-0000 | 20231201689281 | 1-556-742-096

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

sub par. 4 and Cook County Ord. 93-0-27 par. E

Date 12/06/2023 Sign. [Signature]

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NOTARY ACKNOWLEDGMENT

State of Illinois

County of Cook

On DECEMBER 06TH 2023, before me, BOJANA DIMCHESKA, a notary public in and for said state, personally appeared, LUIS C TOBIAS AND ENRIQUE TOBIAS

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

BOJANA DIMCHESKA
Signature of Notary

Affiant Known _____ Produced ID

Type of ID STATE IDENTIFICATION CARD



(Seal)

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Exhibit "A"

Sec: 12 TWP: Lake Range 12

Lot 250 in D J Kennedy's park
addition a subdivision of the East half
of the southeast 1/4 (except the south 466.7
feet of the east 466.7 feet) of section 12
township 38 north range 13 east of the third
principal meridian in Cook county Illinois.

Prepared by Of Luis Tobias
Return to 2201 N Kildare Ave
Chicago IL 60639

Tax bill to : Enrique Tobias
5237 S. Maplewood Ave
Chicago IL 60632

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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: 12 | 06 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

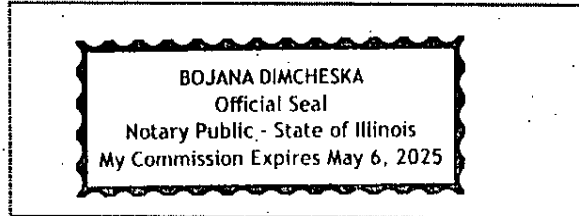
Subscribed and sworn to before me, Name of Notary Public: BOJANA DIMCHESKA

By the said (Name of Grantor): LUIS C TOBIAS

On this date of: 12 | 06 | 2023

NOTARY SIGNATURE: BOJANA DIMCHESKA

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: 12 | 06 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

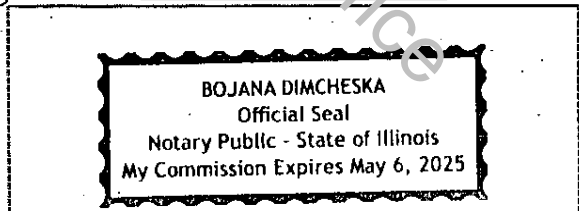
Subscribed and sworn to before me, Name of Notary Public: BOJANA DIMCHESKA

By the said (Name of Grantee): ENRIQUE TOBIAS

On this date of: 12 | 06 | 2023

NOTARY SIGNATURE: BOJANA DIMCHESKA

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)**)