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Prepared By:

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After Recording Return To:

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Doc# 2334122025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/07/2023 01:06 PM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 20, 2023, THE GRANTORS,

- Keron Barraza of 103 Patton Rd., Newburgh, NY 12550 and Victor L. Ware, of 158 E. 107th St Chicago, IL 60628

for and in consideration of \$0.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEES:

- Keron Barraza of 103 Patton Rd., Newburgh, NY 12550 and
- Keith Ware of 9 N Elm Ln., Glenwood, IL 60425

the following described real estate, situated at 11447 S. Church St., Chicago, IL 60643 in the County of Cook, State of Illinois

Tax Parcel Number 25-19-225-013-0000

LEGAL DESCRIPTION: LOT 44 AND THE NORTH 8 ½ FEET OF LOT 43 IN BLOCK 80 IN WASHINGTON HEIGHTS, A SUBDIVISION OF THE NE ¼ OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED IN THE BOOK 2 OF PLATS, PAGES 45, 46, AND 47 IN COOK COUNTY, ILLINOIS.

Grantor(s) do hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

*Exempt under provision of Paragraph E
Section 4 of the Real Estate Transfer Tax
Law (35 ILCS 200/31-45)*

REAL ESTATE TRANSFER TAX

07-Dec-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-19-225-013-0000

| 20231201690107

| 1-765-736-496

Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Address: 11447 S. Church St., Chicago, IL 60643


Mail Tax Statements To:

Keron Barraza

103 Patton Rd.

Newburg, NY 12550

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	07-Dec-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-19-225-013-0000 | 20231201690107 | 1-341-947-952

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

Property of Cook County Clerk's Office

Exempt under provision of Paragraph E
Section 4 of the Real Estate Transfer Tax
Law (35 ILCS 200/31-45)

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Grantor Signatures:

DATED: 10-20-23

Keron Barraza
Keron Barraza

DATED: _____

Victor Ware

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 20 day of October 2023,

by Keron Barraza and _____.

Brian Casserly
Notary Public - State of New York
No. 01CA6176633
Qualified in Dutchess County
My Commission Expires 11/26/2023

[Signature]

Notary Public
Notary Public

Title (and Rank)

My commission expires 11/26/2023

Exempt under provision of Paragraph E
Section 4 of the Real Estate Transfer Tax
Law (35 ILCS 200/31-45)

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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: 10/25, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

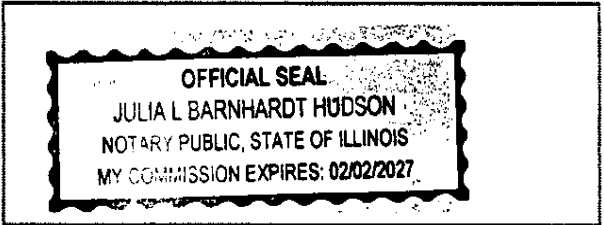
Subscribed and sworn to before me, Name of Notary Public: [Signature]

By the said (Name of Grantor): Victor L. Ware

On this date of: 10/25, 2023

NOTARY SIGNATURE: [Signature]

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: 10/20, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

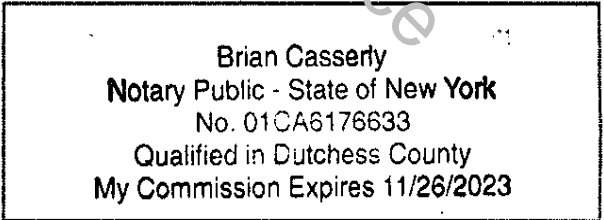
Subscribed and sworn to before me, Name of Notary Public: Brian Casserty

By the said (Name of Grantee): Keron Barraza

On this date of: Oct/20, 2023

NOTARY SIGNATURE: [Signature]

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)