

Mail to:

Dan Davila, 8203 Rachel Ln, Justice, IL 60458, USA; Febe Davila, 8203 Rachel Ln, Justice, IL 60458, USA

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Name & Address of Taxpayer:

Dan Davila, 8203 Rachel Ln, Justice, IL 60458, USA; Febe Davila, 8203 Rachel Ln, Justice, IL 60458, USA



Doc# 2334134029 Fee \$85.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/07/2023 12:21 PM PG: 1 OF 5

Quitclaim Deed

Nepthali Davila, married of 5811 S Damen Ave, Chicago, IL 60636, USA, (the "Grantor"), for and in consideration of 190,000.00 DOLLARS and other good and valuable considerations in hand paid, does hereby remise, and release, as well as quitclaims, unto Dan Davila, of 8203 Rachel Ln, Justice, IL 60458, USA and Febe Davila, of 8203 Rachel Ln, Justice, IL 60458, USA, a married couple, (collectively the "Grantee"), all right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook County, State of Illinois, to wit:

PARCEL 1: LOT 4 IN MODERN JUSTICE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTH EAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 44.06 FEET TO THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 10 SECONDS EAST, ALONG SAID CENTER LINE 52.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 25.10 FEET TO THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 89 DEGREES 44 MINUTES 56 SECONDS WEST, ALONG SAID CENTER LINE 52.00 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 00 MINUTES 00

REAL ESTATE TRANSFER TAX

07-Dec-2023



COUNTY:	95.00
ILLINOIS:	190.00
TOTAL:	285.00

18-35-202-134-0000

| 20231201690025 | 1-622-573-104

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SECONDS EAST, ALONG THE LAST DESCRIBED LINE 24.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED APRIL 12, 2001 AND RECORDED AUGUST 21, 2001 AS DOCUMENT 0010769934 AND AS CREATED BY DEED FROM PRAIRIE BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 24, 1997 AND KNOWN AS TRUST NUMBER 97-024 FOR INGRESS AND EGRESS.


Permanent Index Number(s): 18-35-202-134-0000

Property Address: 8203 Rachel Ln, Justice, IL 60458, USA

DATED this 3RD day of DECEMBER, 2023.

Signed in the presence of:


Witness signature


Nepthali Davila

JACQUELINE DAVILA
Witness name

Property of Cook County Clerk's Office

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Grantor Acknowledgement

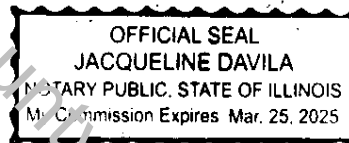
STATE OF ILLINOIS

COUNTY OF COOK

I JACQUELINE DAVILA certify that Nephthali Davila, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3RD day of DECEMBER, 2023.

J D
Notary Public for the State of Illinois



(Seal)

My commission expires: MARCH 25, 2025

Cook County Clerk's Office

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Spousal Acknowledgement

I, Eliza Mae Davila of 5811 S Damen Ave, Chicago, IL 60636, USA, spouse of Nephthali Davila, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: *Eliza Mae Davila*

STATE OF ILLINOIS

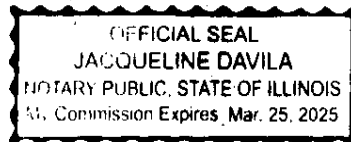
COUNTY OF COOK

I JACQUELINE DAVILA certify that Eliza Mae Davila, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3RD day of DECEMBER, 2023.

Jacqueline Davila
Notary Public for the State of Illinois

(Seal)



My commission expires: MARCH 25, 2025

UNOFFICIAL COPY

Name & Address of Preparer:

Dan Davila, 8203 Rachel Ln, Justice, IL 60458, USA; Febe Davila, 8203 Rachel Ln, Justice, IL 60458, USA

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
RECORDING DIVISION
216 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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