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PREPARED BY:

Attorney Dan Balanoff
10100 South Ewing
Chicago, IL 60617

Doc# 2335410033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/20/2023 03:36 PM PG: 1 OF 3

MAIL TO/TAX BILL TO:

Abigail Aguilera
9018 S. Escanaba Avenue
Chicago, IL 60617

**QUIT CLAIM DEED
Statutory (Illinois)**

THE GRANTOR(S) ABIGAIL AGUILERA, a widow, of 9018 S. Escanaba Avenue, City of Chicago, County of Cook, and State of Illinois, 60617, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to ABIGAIL AGUILERA, a widow, and CHRISTINA HERNANDEZ, a married woman, ^{as joint tenants not as tenants in common} of 9018 S. Escanaba Avenue, Chicago, Illinois, County of Cook, all right, title, and interest in the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to wit:

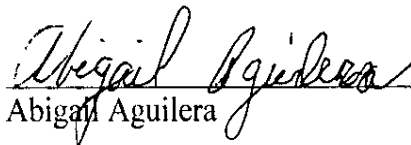
LOT 8 IN KENT'S SUBDIVISION OF BLOCK 51 IN SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Property Identification Number: **26-06-221-021-0000**



Commonly Referred to Address: **9018 S. Escanaba Avenue, Chicago, IL 60617**

Subject, however, to the general taxes for the year of 2022 and thereafter, and all covenants, restrictions and conditions of record, applicable zoning laws, ordinances and other governmental regulations. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this 17th day of December, 2023.


Abigail Aguilera

REAL ESTATE TRANSFER TAX	20-Dec-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	20-Dec-2023
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

26-06-221-021-0000 | 20231201697868 | 1-633-366-064

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

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State of Illinois)
County of Cook) ss.
)

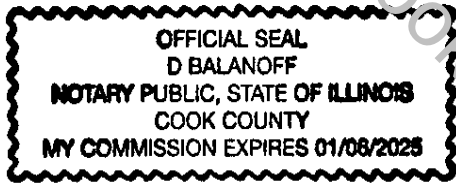
I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that the undersigned, personally known or proved to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 17th day of December, 2023.



NOTARY PUBLIC

Exempt under paragraph E



Property of Cook County Clerk's Office

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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 | 17 | 20 23

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:

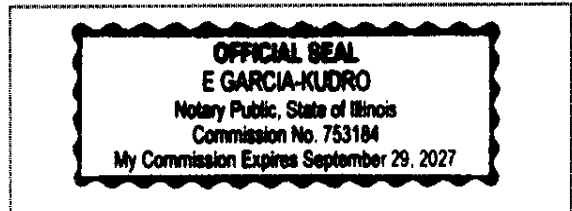
Evelyn Garcia-Kudro

By the said (Name of Grantor): Dan Balanoff

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 17 | 20 23

NOTARY SIGNATURE:



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 | 17 | 20 23

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:

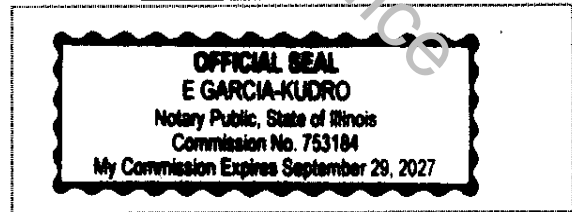
Evelyn Garcia-Kudro

By the said (Name of Grantee): Dan Balanoff

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 17 | 20 23

NOTARY SIGNATURE:



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)**)