UNOFFICIAL COPY

QUIT CLAIM DEED

Illinois Statutory

MAIL TO: Stephanie Diaz 476 Alles Street, #204 Des Plaines, Illinois 60016 Doc# 2401728009 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/17/2024 12:24 PM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER:

Stephanie Diaz 476 Alles Street #204 Des Plaines, Illinois 60016

THE GRANTOR(S), MIGUEL ANGEL RAMIREZ PEREZ, a single man, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to **TEPHANIE DIAZ**, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 204 IN THE CARLYLE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 19 THROUGH 28 (BOTH INCLUSIVE) IN BLOCK 2 IN MATTESON'S ADDITION TO DES PLAINES, BEING A S SUBDIVISION OF 10 ACRES IN THE EAST HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 10, 1878, AS DOCUMENT NO. 173659; ALSO THE EAST HALF OF THE VACATED ALLEY WEST OF SAID LOT 19 THROUGH 28, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM R"CORDED MARCH 11, 2004, AS DOCUMENT NO. 0407144004, AS AMENDED FROM TIME TO TIME, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-17 AND STORAGE SPACE S-17.

Subject to: (1) Easements, restrictions and conditions of record; and (2) General real estate taxes for 2022 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 09-17-402-183-1004

Property Address: 476 Alles Street, Unit 204, Des Plaines, Illinois 60016

SC Y INT 210

eligible for recordation

2401728009 Page: 2 of 3

UNOFFICIAL COPY

DATED THIS _____ day of November, 2023.

MIGUEL ANGEL RAMIREZ PEREZ

STATE OF

SS

COUNTY OF

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT <u>Miguel Angel Ramirez Perez</u>, 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 <u>he</u> signed, sealed and delivered the said instrument as <u>his</u> 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 d

day of November,

Official Seal
PAMELA ANN MASSIMO
Notary Public, State of Illinois
Commission No. 837940
My Commission Expires September 17, 2024 p

IMPRESS SEAL HERE

Notary Public

COOK COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4,

REAL ESTATE TRANSFER ACT DATE: 11122123

Buyer, Seller, or Representative

NAME AND ADDRESS OF PREPARER:

Martin & Mennecke 4212 Old Grand Avenue, Suite 103 Gurnee, Illinois 60031

**This conveyance must contain the name and address of the Grantee for tax billing purposes:(Chap. 55 ILCS 5/3-5020) and the name and address of the person preparing the instrument:(Chap.55 ILCS 5/3-5022).

2401728009 Page: 3 of 3

UNOFFICIAL COPY

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 offthe State of Illinois

, , , , , , , , , , , , , , , , , , , ,
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: 1 27, 2023 SIGNATURE: SIGNATURE:
GRANTOR OP AGENT
GRANTOR NOTARY SECT CN: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.
Subscribed and swor 1'to before me, Name of Notary Public:
By the said (Name of Grantor): LEGIELLAWITE FERE AFFIX NOTARY STAMP BELOW
On this date of: // ZZO, 20 Z3
NOTARY SIGNATURE: PARELA ANN MASSIMO NOTARY SIGNATURE: Commission No. 837940
My Commission Expires September 17, 2024
GRANTEE SECTION
The GRANTEE or her/his agent affirms and verifies that the name ci 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: 11 27 , 20 Z3 SIGNATURE:
GRANTEPOLAGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEF equature.
Subscribed and swom to before me, Name of Notary Public:
By the said (Name of Grantee): Amy Menhecke & AFFIX NOTARY STAMP PELOW
On this date of: 27 , 20 23 Strong nie
NOTARY SIGNATURE: 2TV & GAMMA CONTROL OF SCOTT E CARNDUFF Notary Public, State of Illinois
Commission No. 899602 My Commission Expires August 14, 2027

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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016