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Doc#. 2401806370 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2024 04:06 PM Pg: 1 of 5

National Title Solutions, Inc

Dec ID 20240101616551
ST/CO Stamp 0-264-852-528
City Stamp 0-569-938-992

National Title Solutions, Inc.

QUIT CLAIM DEED ILLINOIS STATUTORY Individual

File Number: 2023-3006

THE GRANTOR(S) DAVID CRESPO, AN UNMARRIED MAN, AND JANET TORRES, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, whose address is 4849 West Warwick Avenue, Chicago, IL 60641, of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to DAVID CRESPO, AN UNMARRIED MAN, whose address is 4849 West Warwick Avenue, Chicago, IL 60641 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 1 IN W.B. ELDERDS SUBDIVISION OF LOT 30 IN KOESTER AND ZANDERS GRAYLAND PARK ADDITION TO IRVING PARK, A SUBDIVISION OF LOT 1 OF CIRCUIT COURT COMMISSIONERS PARTITION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES THEREOF) IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-21-223-005-0000

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-21-223-005-0000
Address(es) of Real Estate: 4849 West Warwick Avenue, Chicago, IL 60641

EXEMPT UNDER PROVISIONS OF
Paragraph E Section 31-45
Property Tax Code:

1/18/2024
Date

David Crespo
Buyer, Seller or Representative

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Dated this 8 day of January, 2024

David Crespo
DAVID CRESPO

State of ILLINOIS, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **DAVID CRESPO** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of () physical presence or () online notarization, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 8 day of January, 2024
S S SHAH (Notary Public)

After Recording, Return To:

National Title Solutions, Inc.
235 Remington Blvd., Ste. C
Bolingbrook, IL 60440

Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
161 N Clark St., Suite 1700
Chicago, IL 60601

Grantee's address and
Mail Tax Bill(s) To:

David Crespo
4849 West Warwick Avenue
Chicago, IL 60641

x David Crespo

"This is an original document"

x David Crespo

State of Illinois - County of Cook
This instrument was acknowledged before me on Jan 8 2024 (Date)
By David Crespo

S S SHAH



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Dated this 5 day of January, 2024.

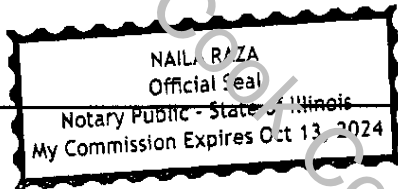
Janet Torres
JANET TORRES

State of IL, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JANET TORRES** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of () physical presence or () online notarization, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 5th day of Jan, 2024

Naila Raza (Notary Public)



REAL ESTATE TRANSFER TAX		18-Jan-2024
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

13-21-223-005-0000 | 20240101616551 | 0-569-938-992
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Jan-2024
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-21-223-005-0000 | 20240101616551 | 0-264-852-528

UNOFFICIAL COPY

x David Crespo

"This is an original document"

x David Crespo

State of Illinois - County of Cook
This instrument was acknowledged before me on Jan 8 2024 (Date)
By David Crespo

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated 1/8/2024

Signature: David Crespo
Grantor or Agent

Subscribed and sworn to before me
by the said David Crespo
dated Jan 8 2024

Notary Public S S SHAH



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated _____ Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said _____,
dated _____.

Notary Public _____

Note: 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.

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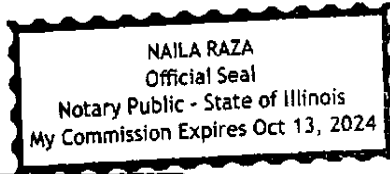
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated 1.5.2024

Signature: Janet Jones
Grantor or Agent

Subscribed and sworn to before me
by the said Janet Jones,
dated 1/5/24.



Notary Public Naila Raza

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated _____

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said _____,
dated _____.

Notary Public _____

Note: 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

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