

# UNOFFICIAL COPY

After Recording Return to:  
James F. Sullivan  
1421 Brophy Ave  
Park Ridge IL 60068



Doc# 2402410024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/24/2024 02:45 PM PG: 1 OF 4

Send Subsequent Tax Bills to:

Hector N. Castaneda <sup>Suite</sup>  
1345 N. ASHLAND AVE, CS  
CHICAGO IL 60612

## QUITCLAIM DEED

The Grantor, HECTOR N. CASTANEDA III, of the City of Chicago, County of COOK, State of ILLINOIS, for the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) and QUITCLAIM(S) to: HECTOR N. CASTANEDA, as Trustee of the HECTOR N. CASTANEDA REVOCABLE TRUST dated January 11, 2024, of Chicago, Illinois, all right, title and interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, legally described as follows:

See attached legal

Real Estate Tax #: 14-29-106-015-0000

Property Address: 1337 W Fletcher St., Chicago, IL 60657

HEREBY RELEASING ALL RIGHTS UNDER THE HOMESTEAD LAWS OF THE STATE OF ILLINOIS IF ANY

SUBJECT TO: Grantee shall take title subject to existing covenants, conditions, restrictions and public and utility easements of record provided same do not interfere with intended residential use and do not contain any rights of re-entry or reversion.

Dated this day: 1/11/24

HECTOR CASTANEDA III  
N.

### REAL ESTATE TRANSFER TAX

24-Jan-2024



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00

14-29-106-015-0000 | 20240101615053 | 1-250-266-160

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

### REAL ESTATE TRANSFER TAX

24-Jan-2024



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

14-29-106-015-0000 | 20240101615053 | 0-212-732-976

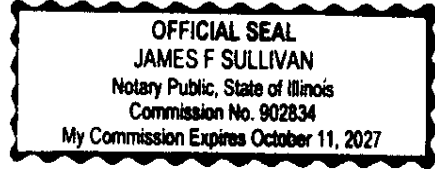
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State of Illinois     )  
                                  ) SS  
County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that HECTOR N. CASTANEDA III, personally known to me to be the same person who name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11<sup>th</sup> day of JANUARY, 2024.

  
\_\_\_\_\_  
Notary Public



This transaction is exempt under paragraph 4 section E of the Illinois Real Estate Transfer Tax Act

  
\_\_\_\_\_  
1/11/24

Instrument prepared by: James F. Sullivan, 1421 Brophy Ave, Park Ridge, Illinois 60068

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LN21024418

Exhibit A

LOT 211 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCK 1, 2, 3, 4, 7, AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-29-106-015-0000

For Informational Purposes only: 1337 West Fletcher Street, Chicago, IL 60657

Property of Cook County Clerk's Office

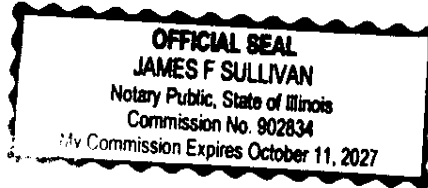
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## STATEMENT BY GRANTOR AND GRANTEE

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 12/21/28 Signature: *Maybeth Sullivan*  
Grantor or Agent

Subscribed and sworn to before me  
by the said *Maybeth Sullivan*,  
dated 12/21/28

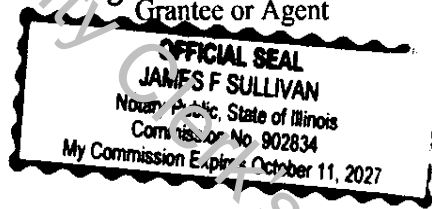


Notary Public *[Signature]*

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 12/21/28 Signature: *Maybeth Sullivan*  
Grantee or Agent

Subscribed and sworn to before me  
by the said *Maybeth Sullivan*,  
dated 12/21/28



Notary Public *[Signature]*

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.**