

UNOFFICIAL COPY

QUITCLAIM DEED

ILLINOIS



2402510065D

Doc# 2402510065 Fee \$77.00

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

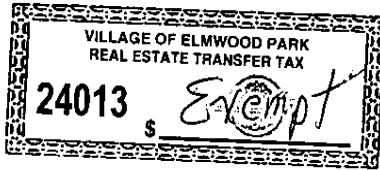
KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2024 03:19 PM PG: 1 OF 3

Mail recorded document to:

Christina Mendoza
1811 N. 73rd Avenue
Elmwood Park, IL 60707



Send tax bills to:

Christina Mendoza
1811 N. 73rd Avenue
Elmwood Park, IL 60707

THE GRANTOR(s), Christina Mendoza f/k/a Christina Martinez, divorced and not since remarried of the City of Elmwood Park, of the County of Cook and of the State of Illinois and Edwin Martinez, divorced and not since remarried of the City of Chicago, of the County Of Cook and of the State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIM(s) to Grantee(s), Christina Mendoza, of 1811 N. 73rd Avenue, Elmwood Park, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Legal Description on reverse or attached hereto)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold said premises forever.

Exempt under 35 ILCS 200/31-45 paragraph (c) Section 4, Real Estate Transfer Act

Permanent Real Estate Index Number(s): 12-36-414-024-000, Vol 72 Leyden Township

Property Address: 1811 N. 73rd Avenue, Elmwood Park IL 60707

Signature:

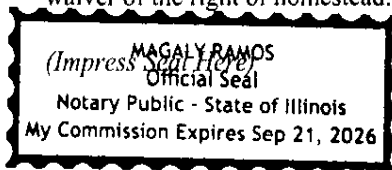
Christina Mendoza f/k/a Christina Martinez

Signature:

Edwin Martinez

The date of this deed of conveyance is 12-04-2023, 2023.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christina Mendoza f/k/a Christina Martinez, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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.

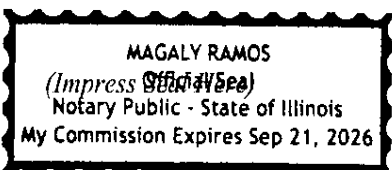


Given under my hand and official seal December 4th, 2023.

Notary Public

(My Commission Expires 09/21/26)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edwin Martinez, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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 December 4th, 2023.

Notary Public

(My Commission Expires 09/21/26)

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This instrument was prepared by: Greenberg & Sinkovits, LLC, 18141 Dixie Highway - Suite 111, Homewood, IL 60430

LEGAL DESCRIPTION

Address(es) of Real Estate: 1811 N. 73rd Avenue, Elmwood Park, IL 60707

PIN: 12-36-414-024-0000. Vol 72, Leyden Township

SOUTH 50 FEET OF THE NORTH 109 FEET OF LOT 7 (EXCEPT THE EAST 8 FEET) IN BLOCK 14 IN MILLS AND SONS GREEN FIELDS SUBDIVISION, A SUBDIVISION IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 4 and Cook County Ord. 93-0-27 par. E

Date 1/23/2024 Sign. [Signature]

REAL ESTATE TRANSFER TAX

25-Jan-2024



COUNTY:	23.50
ILLINOIS:	47.00
TOTAL:	70.50

12-36-414-024-0000

20240101617408 | 2-079-427-632

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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: 01 | 10 | 20 23

SIGNATURE: [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: Olga R. Jones

By the said (Name of Grantor): _____

On this date of: 10th November, 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 1 | 23 | 20 24

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

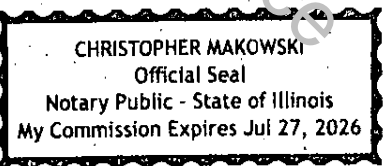
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Christina Mendoza

On this date of: 01 | 23 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**

rev. on 10.17.2016