



Doc# 2402657033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2024 01:06 PM PG: 1 OF 4

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

Send Subsequent Tax Bills to:
Hector N. Castaneda

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 #: 17-07-111-002-0000
Property Address: 2157 W. Huron St, Chicago, Illinois 60612

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 N. Castaneda III
HECTOR N. CASTANEDA III

REAL ESTATE TRANSFER TAX		26-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-07-111-002-0000 | 20240101614913 | 1-729-973-296

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

REAL ESTATE TRANSFER TAX		26-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-07-111-002-0000 | 20240101614913 | 0-973-687-856

UNOFFICIAL COPY

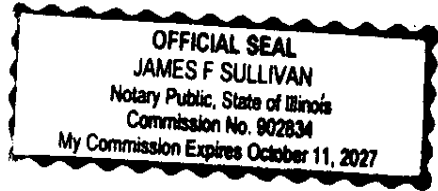
State of Illinois)
) SS
County of Cook)

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 use and purposes therein set forth.

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



Notary Public



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



Att'y
1/11/24

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

UNOFFICIAL COPY

"Exhibit A - Legal Description"

Lot 24 in J. M. Parker's Subdivision of Block 11 in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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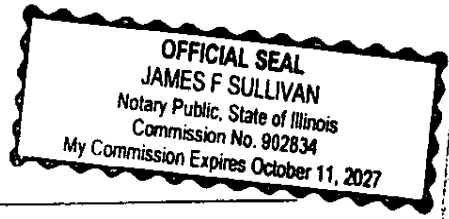
STATEMENT BY GRANTOR AND GRANTEE

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 12/7/23

Signature: Marybeth Sullivan
Grantor or Agent

Subscribed and sworn to before me
by the said Marybeth Sullivan
dated 12/7/23



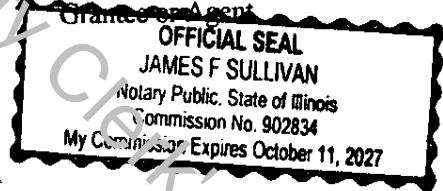
Notary Public [Signature]

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 12/7/23

Signature: Marybeth Sullivan
Grantee or Agent

Subscribed and sworn to before me
by the said Marybeth Sullivan
dated 12/7/23



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.