

# UNOFFICIAL COPY



\*24032100240\*

Doc# 2403210024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2024 02:10 PM PG: 1 OF 4

**QUIT CLAIM DEED  
ILLINOIS STATUTORY  
Joint Tenants**

THE GRANTOR(S) Edilberto Pedraza and Teresa Araque, of the City of Chicago, County of Cook, 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 Edilberto Pedraza and Teresa Araque and Pedro Pedraza, not as tenants in common, but as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof.*

This is not homestead property.

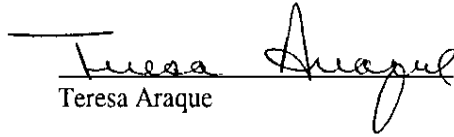
SUBJECT TO:


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as tenants by the entirety forever.



Permanent Real Estate Index Number(s): 12-24-105-021-0000  
Address (es) of Real Estate: 7740 W. Patterson Ave., Chicago, IL 60634

Dated this 6th day of NOVEMBER, 2023

  
Edilberto Pedraza

  
Teresa Araque

REAL ESTATE TRANSFER TAX		01-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

REAL ESTATE TRANSFER TAX		01-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-24-105-021-0000 | 20240101623649 | 1-353-063-472

12-24-105-021-0000 | 20240101623649 | 1-611-799-600

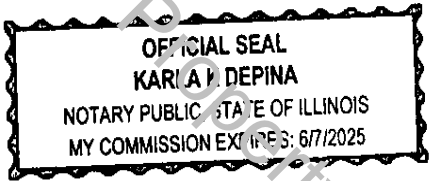
\* Total does not include any applicable penalty or interest due

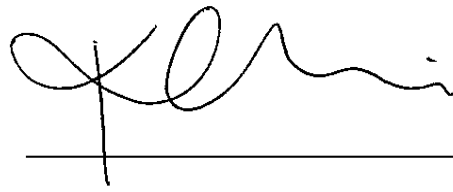
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Edilberto Pedraza and Teresa Araque, personally known to me to be the same person(s) whose name(s) 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, this 6<sup>th</sup> day of November, 2023.



  
\_\_\_\_\_  
(Notary Public)

**Prepared by:**  
Law Offices of Maurice A. Sone, P.C.  
831 N. Ashland Ave.  
Chicago, IL 60622

**Mail to:**  
Pedro Pedraza  
7740 W. Patterson Ave.  
Chicago, IL 60634

**Name and Address of Taxpayer:**  
Pedro Pedraza  
7740 W. Patterson Ave.  
Chicago, IL 60634

CLERK'S OFFICE OF COOK COUNTY

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## Exhibit "A" – Legal Description

LOT 135 (EXCEPT THE EAST 4.0 FEET THEREOF) IN VOLK BROTHERS ADDISON CREST, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 24, 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. E and Cook County Ord. 93-0-27 par. E.

Date: 11-06-23 Sign Silberto Padaya

Property of Cook County Clerk's Office

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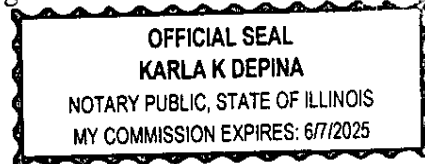
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 November 6, 2023,

Signature: *Edilberto Pedraza*  
Grantor or Agent

Subscribed and sworn to before  
Me by the said GRANTOR  
This 6<sup>TH</sup> day November 2023.



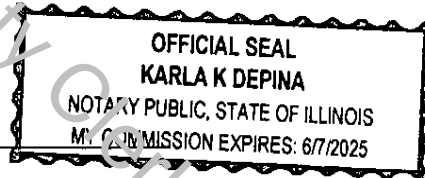
NOTARY PUBLIC \_\_\_\_\_

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 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 November 6, 2023,

Signature: *Karla K Depina*  
Grantee or Agent

Subscribed and sworn to before  
Me by the said GRANTEE  
This 6<sup>th</sup> day of November 2023.



NOTARY PUBLIC \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)