

# UNOFFICIAL COPY



Doc# 2403357014 Fee \$88.00

## Quit Claim Deed

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2024 12:39 PM PG: 1 OF 3

ILLINOIS STATUTORY

### MAIL TO:

FIDELINA PINEDA & CARLOS A GARDUZA  
3741 S 53RD AVE  
CICERO, IL 60804

### NAME & ADDRESS OF TAXPAYER:

FIDELINA PINEDA & CARLOS A GARDUZA  
3741 S 53<sup>RD</sup> AVE  
CICERO, IL 60804

### THE GRANTOR(S)

MRS. FIDELINA PINEDA AND CARLOS A GARDUZA MARRIED COUPLE AND FRANCISCO PINEDA AND RENATA ROMERO MARRIED COUPLE, \_\_\_\_\_, Of the Cook County of the State of Illinois for and in consideration of Ten (10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to, MRS. FIDELINA PINEDA AND CARLOS A GARDUZA MARRIED COUPLE, of the County of Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 27 IN BLOCK 10 IN CALVIN F. TAYLOR SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/2 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants in common.

Permanent Index Number(s): 16-33-321-020-0000  
Property Address: 3741 S 53<sup>RD</sup> AVE. CICERO, IL 60804.

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Town of Cicero



Address: 3741 S 53RD AVE  
Date: 06/27/2023  
Stamp #: 2023-9/02  
By: Murray

Real Estate Transfer Tax  
\$50.00  
Payment Type: Cash  
Compliance #:  
Exempt

Date: this 28<sup>th</sup> of November, 2023

Marta R. Romero  
Grantor's Name

FRANCISCO PINEDA  
Grantor's Name

[Signature]

Carlos A. Garduza

FRANCISCO PINEDA

Fidelina Pineda

[Signature]

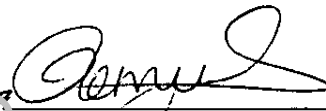
# UNOFFICIAL COPY

STATE OF ILLINOIS ) SS.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, FIDELINA PINEDA, CARLOS A GARDUZA, FRANCISCO PINEDA AND MARIA R ROMERO, 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 instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

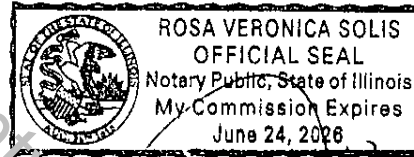
Given under my hand and notaries seal, this 28<sup>TH</sup> day of November 2023.

 FRANCISCO PINEDA


NOTARY PUBLIC

My commission expires on June 24, 2026.



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

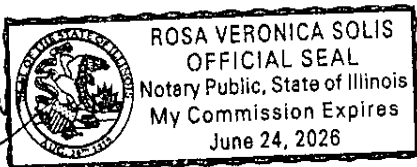
FIDELINA PINEDA  
CARLOS A GARDUZA  
3741 S 53<sup>RD</sup> AVE  
CICERO, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 4,

DATE: NOV 28<sup>th</sup>, 2023

  
Signature of Buyer, Seller or Representative.



This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILcs 5/3-5020) and name and address of the person preparing the instrument: (55 IL CS 5/3-5022).

REAL ESTATE TRANSFER TAX

02-Feb-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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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: 11/28/2023

SIGNATURE: [Signature] FRANCISCO PINEDA  
GRANTOR or AGENT

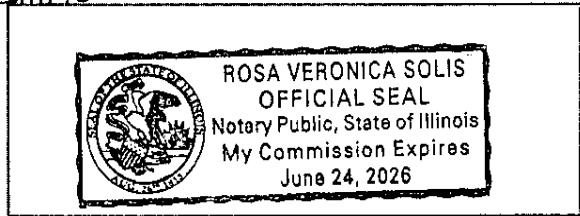
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Fidelina Pineda, Carlos A Gardora  
Francisco Pineda, Harry R Romero AFFIX NOTARY STAMP BELOW

On this date of: 11/28/2023

NOTARY SIGNATURE: [Signature]



### 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:        /        / 20

SIGNATURE: [Signature]  
GRANTEE or AGENT

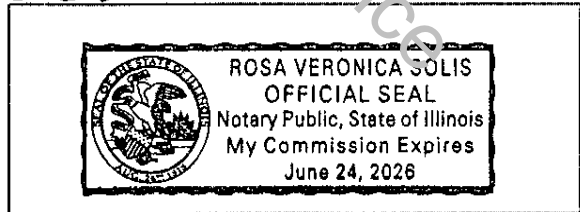
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Fidelina Pineda, Carlos A Gardora AFFIX NOTARY STAMP BELOW

On this date of: 11/28/2023

NOTARY SIGNATURE: [Signature]



**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)**)