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Doc#. 2403745243 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/06/2024 04:04 PM Pg: 1 of 4

Dec ID 20240101616816 ST/CO Stamp 1-501-813-808 City Stamp 0-115-817-520

Quit Claim Deed Statutory (Illinois)

THE GRANTOR(S), Jose G. Carreno and Maria C. Carreno, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to Jose G. Carreno and Maria C. Carreno, husband and vife of Chicago, and Esther Carreno, a married woman of Western Springs, Illinois together not as tenants in common, but as Joint Tenants with right of survivorship, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Winois, to wit:

LOT 21 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOT 22 IN BLOCK 35 IN GARFIELD RIDGE FIRST ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

situated in the County of Cook, State of Illinois. The Grantor(5) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as tenants in common but as **JOINT TENANTS** forever.

Permanent Index Number(s): <u>19-17-115-051-0000</u>

Property Address: 5652 S Austin Avenue Chicago, IL 60638

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility casements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2024 and subsequent years. Exempt under Paragraph 'E" Section 4 of the Real Estate Transfer Tax Act.

DATED this 18 day of enero, 2024

2403745243 Page: 2 of 4

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mertia Comen Correro (SEAL)
EXEMPT under paragraph E Section 4 of Real Estate Transfer Try act 1-14-rory = Since Out
1-1x-roll
STATE OF ILLINOIS)) SS.
COUNTY OF COOK)
I, the undersigned, a Notary Putlic in and for said County, in the State aforesaid, do hereby certify that Jose Guadalupe Carreno and Maria C. Carreno, personally known to me to be the same person(s) whose name(s) is/are subscrired to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 18 H Juny 20 34
OFFICIAL SEAL PATRICIA A VILLADONGA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 7/21/2025 Notary Public
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 7/21/2025 Notary Public My commission expires:

2403745243 Page: 3 of 4

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THIS DOCUMENT PREPARED BY:

VILLADONGA & VILLADONGA ATTORNEYS AT LAW 720 N River Road Mount Prospect, IL 60056

MAIL TAX BILL TO:

Jose Guadalure Carreno and Maria C. Carreno 5652 S. Austin Avenue Chicago, IL 60633

MAIL RECORED DEED TO

Jose Guadalupe Carreno and Maria C. Carreno 5652 S. Austin Avenue Chicago, IL 60638

2403745243 Page: 4 of 4

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantee's agent affirms that, to the best of his or her 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 under the laws of the State of Illinois.

Dated: 1-18-202-4	All Kulon 19
Dateu.	Signature of Grantor or Agent
Subscribed and sworn to before me this	PATRICIA A VILLIADUNOA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 7/21/2025
Notary Public	
The grantee or the grantee's agent affirms and verified or assignment of beneficial interest in 2 land trust is eforeign corporation authorized to do business or acquire and recognized as a person and authorized to do business laws of the State of Illinois.	either a natural person, an Illinois corporation, or equire and hold title to real estate in Illinois, a hold title to real estate in Illinois, or other entity
Dated: 1-18-24	Malle, Carmon Carres & Signature of Grantee or Agent
NOTE: Any person who knowingly submits a false stable guilty of a Class C misdemeanor for the first offen offenses.	itement concerning the identity of a grantee shall se and of a Class Amisdemeanor for subsequent
(Attach to deed or ABI to be recorded in Cook County, the Illinois Real Estate Transfer Tax Act.)	Illinois, if exempt under provisions of Section 4 of
Subscribed and sworn to before me this	OFFICIAL SEAL PATRICIA A VILLADONGA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 7/21/2025