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UNOFFICIAL COPY

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 wife 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 Illinois, 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(s) 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): 19-17-115-051-0000

Property Address: 5652 S Austin Avenue Chicago, IL 60638

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; 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 JANUARY enero, 2024

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

MAIL RECORDED DEED TO

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

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

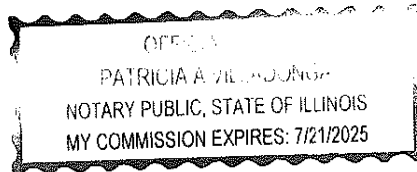
The grantor or the grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust, is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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: 1-18-2024



Signature of Grantor or Agent

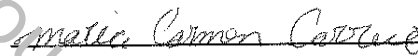
Subscribed and sworn to before me this 18 day of JANUARY, 2024



Notary Public

The grantee or the grantee's agent affirms and verified 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 1-18-24

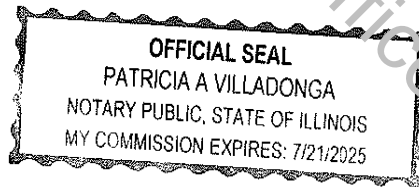


Signature of Grantee or Agent

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this 18th day of January, 2024



Notary Public