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QUIT CLAIM DEED

Doc#: 2404006035 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2024 09:56 AM Pg: 1 of 4

This agreement made this 26th day of Dec., 2023, between **Roy V Hurtado**, a single man of 432 Sundance Dr Bartlett IL 60103 party of the first part AND **Par & Nat Props LLC**, an Illinois Limited Liability Company party of the second part.

Dec ID 20231201602326
ST/CO Stamp 0-487-488-560

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and QUIT CLAIM(S)** unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

LEGAL DESCRIPTION: See attached "Exhibit A"

COMMONLY KNOWN AS: 512 22nd Ave Bellwood IL 60104

PIN: 15-10-310-036-0000

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 2022 and subsequent years.

This is not a homestead property.

Grantee's Address: 512 22nd Ave Bellwood IL 60104



Roy V. Hurtado

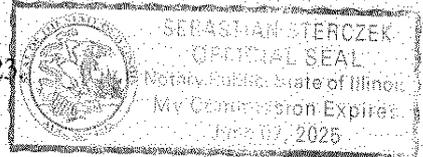


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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that between **Roy V Hurtado** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such, he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of Dec., 2023



Commission expires 6/7, 2025

[Signature]
NOTARY PUBLIC

MAIL TO:
G
Bar & Nat Props LLC
432 Sundance Dr
Bartlett IL 60103

SEND SUBSEQUENT TAX BILLS TO:
Bar and Nat Props LLC
432 Sundance Dr
Bartlett IL 60103

Recorder's Office Box No. _____

Prepared by: Whitacre and Stefanczuk LTD, 900 Jorie Blvd. Ste 200, Oak Brook, IL 60523

EXEMPT UNDER PROVISION OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER ACT.

DATE: 12/26/23

[Signature]

Signature of Seller, Buyer, or Representative

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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: 12/26, 2023.

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me, By the said David Skaruzak as agent, This 26th day of Dec., 2023.

Commission expires 6/7, 2025

[Handwritten Signature]
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 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.

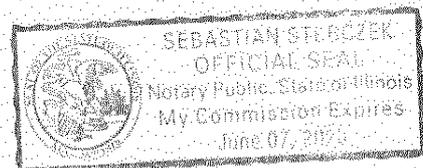
Dated: 12/26, 2023.

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me, By the said David Skaruzak as agent, This 26th day of Dec., 2023.

Commission expires 6/7, 2025

[Handwritten Signature]
NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 40 FEET OF LOT 2 IN BLOCK 10 IN WALRATHS SUBDIVISION OF THAT PART OF THE WEST 17.02 CHAINS BOUNDED ON THE NORTH BY ST. CHARLES ROAD AND ON THE SOUTH BY A LINE PARALLEL WITH CENTER LINE OF SAID ROAD SO FAR DISTANT AS TO INCLUDE 70 ACRES IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office