

# UNOFFICIAL COPY



\*2404034019\*

Doc# 2404034019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2024 03:18 PM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDERS USE

QUIT CLAIM DEED

1 of 1

7352-C

**\*\*COURTESY RECORDING ONLY\*\***

Property of Cook County Clerk's Office

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## QUIT CLAIM DEED (ILLINOIS)

1 of 1 7352-C

THE GRANTORS, JESUS  
VILLAGOMEZ,

a single person, of the Carpentersville,  
County of Kane

and State of Illinois for and in  
consideration of TEN DOLLARS,  
and other good and valuable

considerations in hand paid, Convey and

Warrant unto **IVAN PROPERTIES LLC**, an Illinois limited liability company, the following  
described real estate in the County of Cook and State of Illinois, to wit:

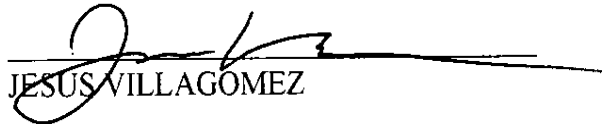
THE SOUTH 27 FEET OF THE NORTH 83 FEET OF LOT 13 AND THE ADJOINING PART  
OF THE VACATED ALLEY AND THE SOUTH 27 FEET OF THE NORTH 33 FEET OF LOT  
11 OF BLOCK 3 IN ERWIN AND VEDDER'S SUBDIVISION OF BLOCKS 1, 2, 3 OF  
TABOR'S ADDITION TO EGGLESTON, A SUBDIVISION OF THE EAST 25 ACRES OF  
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWN-  
SHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NI COOK  
COUNTY, ILLINOIS.



Permanent Real Estate Index Number(s): 20-28-220-056-0000

Address of real estate: 7352 S. Perry Ave., Chicago Illinois 60621

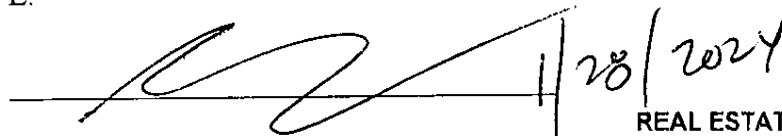
Subject to the following restrictions: a) all taxes and special assessments for the year 2024 and  
thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and  
easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and  
waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Dated this 28 Day of January, 2024.

  
JESUS VILLAGOMEZ

REAL ESTATE TRANSFER TAX		09-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-28-220-056-0000		20240201627283   1-209-269-296

The following transaction is exempt from the transfer tax under 35 ILCS 200/31-45. paragraph  
E.

 1/28/2024

REAL ESTATE TRANSFER TAX		09-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-28-220-056-0000		20240201627283   1-372-585-008

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

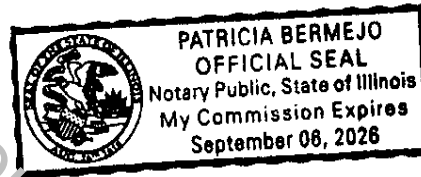
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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JESUS VILLAGOMEZ** is 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of home-stead.

Given under my hand and official seal this January 28, 2024.

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



PREPARED BY:

JESUS VILLAGOMEZ  
22 Austin Ave.  
Carpentersville Illinois 60110

MAIL TO:

**IVAN PROPERTIES LLC**  
30W235 Bellingham Ln., Bartlett Illinois 60103

SEND SUBSEQUENT TAX BILLS TO **AND GRANTEE:**

**IVAN PROPERTIES LLC**  
30W235 Bellingham Ln., Bartlett Illinois 60103

Property of Cook County Clerk's Office

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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: 1 | 28 | 2024

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

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

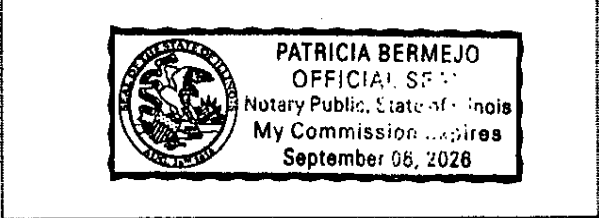
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Jesus Villagomez

On this date of: 1 | 28 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: 1 | 28 | 2024

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

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

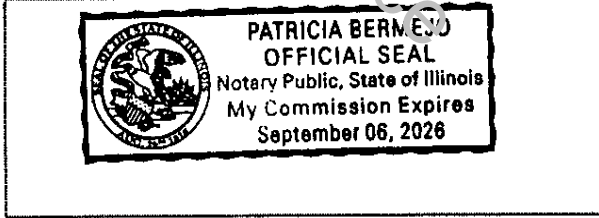
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): FUAN Properties LLC by SALVADOR LOPEZ

On this date of: 1 | 28 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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)**)