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QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual to Joint Tenancy

Doc#. 2404513071 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/14/2024 10:04 AM Pg: 1 of 3

Dec ID 20240201629877

City Stamp 0-981-711-920

THE GRANTOR, LUZ MARIA AYALA, a widowed woman of City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and CC/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEES, LUZ MARIA AYALA, a widowed woman of City of Chicago, County of Cook, State of Illinois, and MARCO A. AYALA, a single man of Chicago, Illinois, to hold in Joint Tenancy, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

This property is exempt under Real Estate T. ar.sf.r Tax Law 35 ILCS 200/31-45 sub. par. c and Cook County Ord. 93-O-27 par. E

SUBJECT TO:

Permanent Real Estate Index Number(s):

Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2023 and subsequent years; and

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

13-25-110-009-0000

| Address(es) of Real Estate: | | 2839 W Fletcher, Chicag | | hicago, Il 60016 |
|-----------------------------|-----------|-------------------------|---------|--|
| Dated this | 26 | day of | January | , 20 Z (|
| Den M LUZ MARIA A | Maria (| lyda | | BELFOR I. ARICHAVALA OFFICIAL SEAL |
| State of Illinois |)) ss | | | PUBLIC Notary Public - State of Illinois My Commission Expires November 04, 2026 |
| County of Cook | .) | | | |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY LUZ MARIA AYALA, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this | 26 gr | day of Januac | · | _ ,20 _2 4 | |
|---|-----------------|--------------------|------|-------------------|--|
| Bell Sa | (Notary Public) | Commission Expires | Nou. | 4,2026 | |

This instrument was prepared by: Belfor Arichavala, Bell & Shah LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Mail To: Luz Maria Ayala and Marco A Ayala, 2839 W Fletcher, Chicago, Il 60618

Send Subsequent Tax Bills to: Luz Maria Ayala and Marco A Ayala, 2839 W Fletcher, Chicago, Il 60618

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Exhibit "A" - Legal Description

LOT 39 IN BLOCK 5 IN S.E. GROSS NORTHWEST ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RAILROOD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-25-110-009-0000

Address(es) of Real Estate:

2839 W Fletcher, Chicago, II 60618

| Real Estate: | 2839 W Fletcher, Chi | садо, П 60618 | |
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| | REAL ESTATE TRANS | FER TAX | 08-Feb-2024 |
| | SAF SEA | CHICAGO: | 0.00 |
| | | CTA: | 0.00 |
| | | TOTAL: | 0.00 * |
| | 13-25-110-009-0000 | 20240201629877 | 0-981-711-920 |
| | * Total does not include | any applicable pena | lty or interest due |
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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.

| Date: | January | 26 | ,2024 | Signature: | Luz Marja Ayala |
|----------------------|--|-------------------------------|--|--------------------------------------|--|
| | CRIBED AND S' THE SAID 26th | | ia Ayala, Grantor | , | BELFOR I. ARICHAVALA OFFICIAL SEAL PUBLIC F Notary Public - State of Illinois |
| NOTA | RY PUBLIC | Call | 2l Sh | _ | My Commission Expires November 04, 2026 |
| land tri real est | ust is either a natu ate in Illinois, a p | ıral person, partnership a | an Illinois corporation on authorized to do hasiness | r foreign corpor s or acquire and | hown on the deed or assignment of beneficial interest in a ration authorized to do business or acquire and hold title of hold title to real estate in Illinois, or other entity lestate under the laws of the State of Illinois. |
| Date: | Zanuary | 26 | , 20 2 4 | Signature: | Luz Maria Cejala |
| Date: | January | 26 | , 20 24 | Signature | Marco A Ayala |
| SHIBSO | CRIBED AND S | WORN TO | REFORE | | 9 |
| | THE SAID | | ia Ayala and Marco A. | | |
| THIS 20 _7 | <i>26</i> ₩ 'Y | DAY OF | · | , | RELFOR I. ARICHAVALA OFFICIAL SEAL PUBLIC Not ary Public - State of Illinois |
| NOTA | RY PUBLIC | Bo | 201h | <u>-</u> | My Conmission Expires November 04, 2026 |

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 a Class A misdemeanor for subsequent offenses.