

UNOFFICIAL COPY



JUDICIAL DEED

IN THE CIRCUIT COURT OF)
 COOK COUNTY, ILLINOIS)
)
 ROBERTO DURAN and)
 MARIA DURAN,)
)
 Plaintiffs,)
)
 v.)
)
 LOURDES CASAS)
)
 Defendant)

Doc# 2405457007 Fee \$88.00
 RHSP FEE:\$18.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 02/23/2024 09:46 AM PG: 1 OF 3

JUDICIAL DEED

WHEREAS, on the 29th day of September, 2023, in Case Number 2021CH02914, titled ROBERTO DURAN and MARIA DURAN vs. LOURDES CASAS, a Judgment was entered, which provided:

That the equities lie with the Plaintiffs in the matter and real estate held as tenants in common between the Plaintiffs and Defendant should be divided and portioned as prayed for in the Complaint, with an in-kind distribution to Defendant of Lots 26 and 27 (PINs 19-01-301-002-0000 and 19-01-301-003-0000);

WHEREAS, the provisions of 735 ILCS 5/2-1304(b) provide that a Judge of the Circuit Court of Cook County, Illinois, could execute such conveyance;



NOW, THEREFORE, I, Joel Chupack, not individually, but as a Judge of the Circuit Court of Cook County, Illinois, do hereby convey unto LOURDES CASAS, pursuant to the Judgment referenced above, the following described real estate, to wit:

Permanent Real Estate Index Numbers: 19-01-301-002-0000 and 19-01-301-003-0000
 Address of Real Estate: 4365-4367 S. Archer Avenue, Chicago, IL 60632

Legal Description:

LOTS 26 and 27 IN SEVERN'S SUBDIVISION OF BLOCK 16 IN H.L. STEWART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

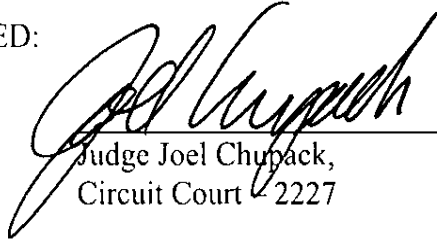
THIS DEED is executed and delivered solely in compliance with the Judgment referred to herein.

REAL ESTATE TRANSFER TAX		23-Feb-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
19-01-301-002-0000		20240101620513 1-261-449-776

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WITNESS my Hand and Seal this 17th day of January, 2024.

ENTERED:



 Judge Joel Chupack,
 Circuit Court - 2227

Mail recorded Deed and
 send subsequent tax bills to:
 Lourdes Casas
 4367 S. Archer Avenue
 Chicago, IL 60632

REAL ESTATE TRANSFER TAX	25-Jan-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-01-301-002-0000 | 20240101620513 | 0-135-629-872

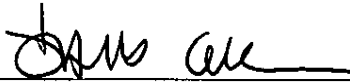
* Total does not include any applicable penalty or interest due.

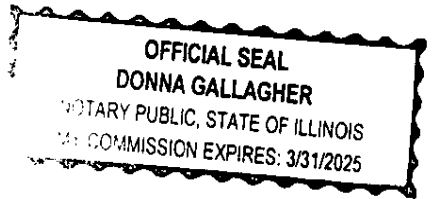
Property of Cook County Clerk's Office

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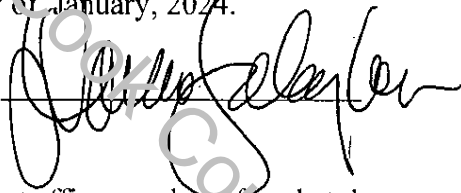
STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of 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 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.


Signature: 
David L. Cwik, Agent for Grantor

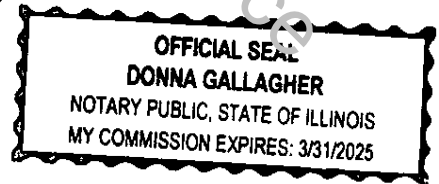


Subscribed and sworn to before me by the said grantors and grantee this 25 day of January, 2024.

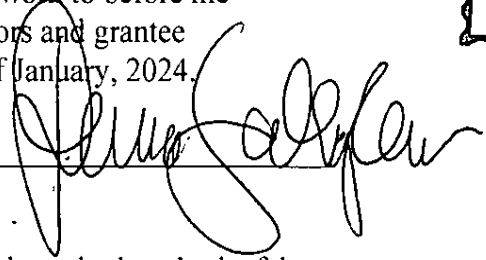
Notary Public 

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 and hold title to real estate under the laws of the State of Illinois.

Signature: 
David L. Cwik, Agent for Grantee



Subscribed and sworn to before me by the said grantors and grantee this 25 day of January, 2024.

Notary Public 

NOTE: Any person who knowingly submits 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 offense.