

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY



Doc# 2405810013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/27/2024 12:48 PM PG: 1 OF 3

Mail to:

Eduardo Cardenas + Hector Guillermo Garcia

7842 W. 99th St
Hickory Hills, IL 60457

Name & Address of Taxpayer:

EDUARDO CARDENAS & HECTOR GUILLERMO GARCIA

7842 W 99th St.,
Hickory Hills, IL 60457

(Space for Recorder's Use)

THE GRANTOR(S), EDUARDO CARDENAS, A Single man

of the City Hickory Hills, County of Cook State of Illinois
for and in consideration of 10.00 DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to
THE GRANTEE(S), EDUARDO CARDENAS & HECTOR GUILLERMO GARCIA,

(Grantee's Address) 7842 W 99th St., Hickory Hills, IL 60457

of the City Hickory Hills, County of Cook State of IL
in the form of ownership:

all interest in the following described real estate situated in the County of Cook in the State of Illinois to-wit:

**THE WEST HALF OF LOT 2 IN BLOCK 4 IN RICKER'S ADDITION TO LYONS, A SUBDIVISION OF THAT PART
LYING NORTH OF OGDEN AVENUE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FROM THE
NORTH 629.4 FEET OF THE EAST 638.9 FEET THEREOF; ALSO, EXCEPT THE WEST 275.4 FEET OF THE NORTH
686.4 FEET OF THE EAST 914.8 FEET THEREOF, IN COOK COUNTY ILLINOIS.**

REAL ESTATE TRANSFER TAX

27-Feb-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

23-12-105-026-0000

| 2024020641356 | 0-723-235-376

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

herby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois

Permanent Index Number(s): 23-12-105-026-0000

Property Address: 7842 W 99th St., Hickory Hills, IL 60457

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Dated this 29 day of JUN, 2024

(Seal) Eduardo Cardenas (Seal)
EDUARDO CARDENAS

(Seal) _____ (Seal)

(NOTE: Please type or print names below all signatures.)

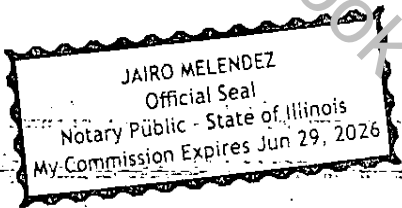
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDUARDO CARDENAS

personally known to me to be in same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 29th day of January, 2024.

(Seal)



Notary Public

My commission expires: 06/29/26

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Theresa L. Panzica
Theresa L. Panzica LLC
2510 W. Irving Park, Ste. A
Chicago, IL 60618

or E
Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.
Date: 1/29/2024

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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CHICAGO TITLE

CHICAGO TITLE INSURANCE COMPANY

STATEMENT BY GRANTOR AND GRANTEE

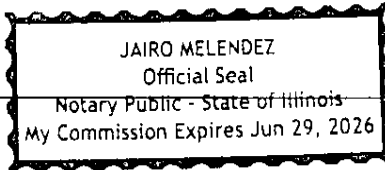
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1/29/24

Signature: Eduardo Cardenas
Grantor or Agent

Subscribed and sworn to before me:

[Signature]
Notary Public



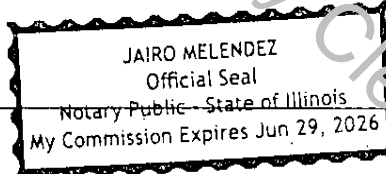
1/29/2024
Date

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.

Dated: 1/29/24

Signature: Eduardo Cardenas
Grantor or Agent

[Signature]
Notary Public



1/29/2024
Date

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)