

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2406113132 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/01/2024 12:57 PM Pg: 1 of 3

Dec ID 20240201640991

(The space above for Recorder's use only)


THE GRANTOR VICTOR MARQUEZ, married to Daysy Marquez, of the Village of Franklin Park, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to **THE GRANTEES**, VICTOR MARQUEZ, a married man, and VICTORINO MARQUEZ, a married man, as Joint Tenants, the following described Real Estate situated in Cook County, Illinois, legally described as:

LOT 11 IN DWIGHT W. GUYER'S RESUBDIVISION OF LOTS 1 TO 45, BOTH INCLUSIVE IN THE THIRD ADDITION TO MARCONI CONSTRUCTION COMPANY'S WEST MANOR DEVELOPMENT, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 18790607 IN RECORDERS OFFICE, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants conditions and restrictions of record, 2023 & 2024 taxes, and subsequent years, and existing mortgages.

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

County-Illinois transfer stamps exempt under provisions of paragraph e Section 4, Real Estate Transfer Act.



Buyer/Seller/Representative

Date: 2/26/24

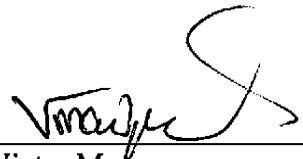
Permanent Index Number (P.I.N.): 12-28-319-044-0000




Exempt from review under Franklin Park
document requirements pursuant to
Paragraph A of Section 4-105 of the
Franklin Park Village Code.

Address of Real Estate: 2512 George St., Franklin Park, IL 60131

Dated this 26th day of February, 2024



Victor Marquez (SEAL)



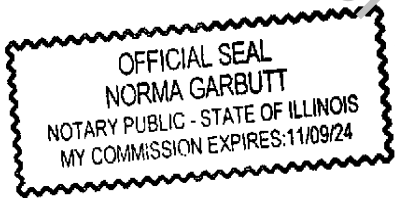
Daysy Marquez, signing solely to
waive homestead (SEAL)

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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 Victor Marquez and Daysy Marquez, personally known to me to be the same persons whose names are subscribed in 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 26th day of February, 2024.



Norma Garbutt

Notary Public

This instrument was prepared by:
Mila Gloria Novak, P.C., Attorneys at Law, 2300 W. Lake St., Melrose Park, IL 60160

MAIL RECORDED DEED TO:

Mila Gloria Novak, P.C.
2300 W. Lake St.
Melrose Park, IL 60160
(708) 343-9119

SEND SUBSEQUENT TAX BILLS TO:

Victor Marquez & Victorino Marquez
2512 George St.
Franklin Park, IL 60131

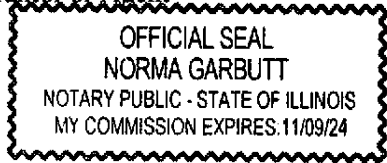
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STATEMENT BY GRANTOR AND GRANTEE

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 2/26/24 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said VICTOR MARQUEZ,
dated 2/26/24.

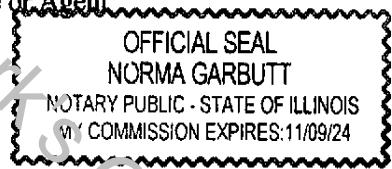


Notary Public [Signature]

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 2/26/24 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Victorino Marquez,
dated 2/26/24.



Notary Public [Signature]

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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).