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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



2406134021

Doc# 2406134021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2024 11:06 AM PG: 1 OF 3

THE GRANTOR(S), CARMELA MONTES and GILBERTO MONTES and JACQUELINE DIAZ and RAMON MONTES, JR. and MARIO MONTES and ALEJANDRO MONTES, Not Individually but as the Sole Heirs of RAMON MONTES< of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to CARMELA MONTES of the City of Chicago, Cook County, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 36 IN BLOCK 6 IN COBE AND MC KINNON'S 63RD STREET AND KEDZIE AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

Permanent Real Estate Index Number(s): 19-13-309-005-0000

Address(es) of Real Estate: 6013 S. Troy Street, Chicago, Illinois 60629

Dated this 9th day of January, 2024

Carmela Montes
CARMELA MONTES

Jacqueline Diaz
JACQUELINE DIAZ

Gilberto Montes
GILBERTO MONTES

Ramon Montes, Jr.
RAMON MONTES, JR.

A. Montes

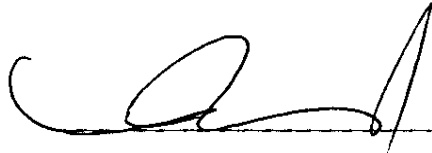
Maria Montes

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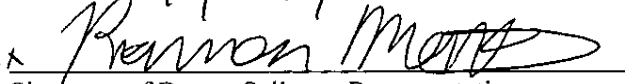
STATE OF ILLINOIS, COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CARMELA MONTES and GILBERTO MONTES and JACQUELINE DIAZ and RAMON MONTES, JR. and MARIO MONTES and ALEJANDRO MONTES 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 9th day of January, 2024


(Notary Public)


EXEMPT UNDER PROVISIONS OF PARAGRAPH 5 SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 01/09/2024




Signature of Buyer, Seller or Representative

Prepared By: Rosalind Pando
Attorney at Law
2852 N. Campbell Avenue
Chicago, Illinois 60618

Mail To:
CARMELA MONTES
6129 S Troy St.
Chicago, IL 60629

Name & Address of Taxpayer:
CARMELA MONTES
6129 S Troy Street
Chicago, Illinois 60629

REAL ESTATE TRANSFER TAX		01-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
19-13-309-005-0000 20240201644346 1-833-690-032		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-13-309-005-0000 20240201644346 1-734-937-136		

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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 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 January 09, 2024

Signature: Ramon Montez
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID agent
THIS 9th DAY OF January,
2024.

NOTARY PUBLIC [Signature]



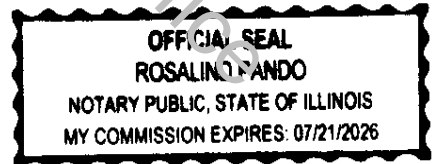
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated January 09, 2024

Signature: Carmela Montez
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID agent
THIS 9th DAY OF January,
2024.

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]