

UNOFFICIAL COPY

QUIT CLAIM DEED

STATE OF ILLINOIS
COUNTY OF COOK

QUIT CLAIM DEED

Doc#: 2406523158 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201632667

THE GRANTORS, JUAN BRUNO, an unmarried person, and CLARA I. MAGDALEON, also known as CLARA I. BRUNO, an unmarried person, of the City of Berwyn, County of Cook, State of Illinois for and in consideration of \$10.00, in hand paid, CONVEYS and QUIT CLAIMS to:

(Reserved for Recorder's Use Only)

CLARA I. MAGDALEON, also known as CLARA I. BRUNO, an unmarried person of 1917 Home Avenue, Berwyn, Illinois 60402 all interest in the following described real estate situated in the County of Cook in the State of Illinois legally described as:

**Clara Iris Magdaleon*

LOT 253 IN BERWYN GARDENS, A SUBDIVISION OF THE SOUTH 1271.30 FEET OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

*Exempt under provisions of paragraph (e) of Section 200/31-45 of the Illinois Property Tax Code.

01-31-24

Date

Buyer, seller, or representative

Permanent Index Number: 16-19-320-006-0000

Address(es) of Real Estate: 1917 Home Avenue, Berwyn, IL 60402

Dated this 31st day of January, 2024.

Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148

2023-00985 DB

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH C OF THE BERWYN CITY
CODE SEC. 888 AS A REAL ESTATE
TRANSACTION.
DATE 1-31-2024 TELLER JL

Juan Bruno, Grantor

Clara I. Magdaleon, also known as
Clara I. Bruno, Grantor

PLEASE
PRINT
OR TYPE
NAME(S)
BELOW
SIGNATURE(S)

COOK COUNTY RECORDER

UNOFFICIAL COPY

QUIT CLAIM DEED

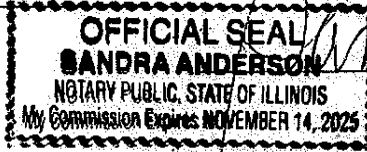
PAGE 2 OF 2 PAGES

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Juan Bruno, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 31st day of January 2024.

My Commission expires 11-14-25



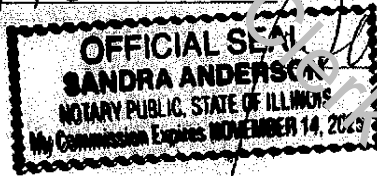
Sandra Anderson
Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Clara I. Magdaleon, also known as Clara I. Bruno, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 31st day of January 2024.

My Commission expires 11-14-25



Sandra Anderson
Notary Public

This instrument was prepared by:
Sefton Kelly Family Law, 200 E. 5th Avenue, Suite 125, Naperville, IL 60563

Mail recorded instrument to:

Brandy N. Arvanitis
Sefton Kelly Family Law
200 E. 5th Avenue, Suite 125
Naperville, IL 60563

Mail future tax bills to:

Clara I. Magdaleon
1917 Home Avenue
Berwyn, IL 60402

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 01 | 31 | 20 24

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

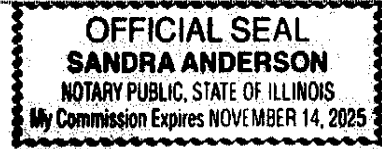
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Suan Bruno

On this date of: 01 | 31 | 20 24

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 01 | 31 | 20 24

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

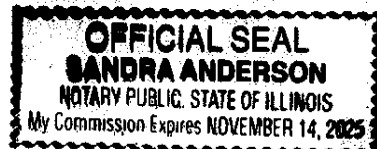
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): CLARA MAGDALEON

On this date of: 01 | 31 | 20 24

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)