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Doc#. 2406707218 Fee: $107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/7/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201639886
ST/Co Stamp 1-604-891-184 ST Tax $0.00 CO Tax $0.00
City Stamp 1-159-836-208 City Tax $0.00

QUIT CLAIM DEED

1/3 PT24-97350W

THE GRANTOR, Veronica Niimi NKA Veronica Gomez, a married person of Glenview Illinois, for the consideration of TEN AND NO/100 ($10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to THE GRANTEE, Daniel Gomez, as Independent Administrator of the Estate of Christopher Niimi, Deceased, Under Proceedings Pending in the Circuit Court of Cook County, Probate Division, Cause No. 2023P006673, all interest in the following described real estate located in Cook County, Illinois, commonly known as 5630 North Parkside Avenue, Chicago, IL 60646 and described as:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT " A"

Permanent Real Estate Index Number: 13-05-432-032-0000

Address of Real Estate: 5630 North Parkside Avenue, Chicago, IL 60646

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

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE

Dated 13 of February, 2024. This document is exempt from real estate transfer tax 35 ILCS 200/31-45(e).

Veronica Niimi NKA Veronica Gomez
Veronica Niimi NKA Veronica Gomez

Agent 2-13-24
Agent Date

This instrument was prepared by and when recorded, mailed to:
Christina B. Perez, Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton Avenue, Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO: - 5630 North Parkside Avenue, Chicago, IL 60646

Proper Title, LLC
1300 W. Higgins Road - Suite 200
Park Ridge, IL 60068

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STATE OF IL)

) **SS,**

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Veronica Gomez FKA Veronica Niimi personally known to me to be the same person(s) whose name(s) is/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 notarial seal, this 13 day of February, 2024.

Christina B. Perez
Notary Public

OFFICIAL SEAL
CHRISTINA B PEREZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/27/24

My commission expires: _____

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Exhibit A

LOT 10 IN LEROY F. WASHBURN'S RESUBDIVISION OF LOTS 1 TO 12, BOTH INCLUSIVE IN BLOCK 7 IN MILLS AND VESEY'S GLADSTONE PARK ADDITION , BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER OF MILWAUKEE AVENUE AND A RESUBDIVISION OF THAT PART OF THE CARPENTER'S SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE CENTER OF MILWAUKEE AVENUE AND THE CENTER OF ELSTON AVENUE, IN COOK COUNTY, ILLINOIS.

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AFFIDAVIT
STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their 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: 13th of February, 2024

Christina Pelly, agent
Grantor or Agent

Subscribed and sworn to before me by the said agent this 13th day of February, 2024.

Notary Public

OFFICIAL SEAL
ZAIA W ZAIA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/02/24

The grantors or their agent affirms that, to the best of their 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: 13th of February, 2024 Christina Pelly, agent
Grantee or Agent

Subscribed and sworn to before me by the said agent this 13th day of February, 2024.

Notary Public

OFFICIAL SEAL
ZAIA W ZAIA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/02/24

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