

UNOFFICIAL COPY



Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



2406808033

Doc# 2406808033 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/8/2024 12:10 PM

PAGE: 1 OF 4

THE GRANTOR(S), Jose Luis Velazquez, single person, 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 Tricolor LLC 18756 Bernadine Street (GRANTEE'S ADDRESS) 3110 West 55th Street, Chicago, Illinois 60632 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

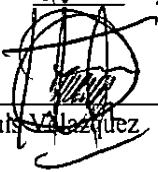
THE NORTH 12 1/2 FEET OF LOT 20 AND ALL OF LOT 21 IN BLOCK 6 IN LANSING LAKE GARDENS, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 166.03 FEET OF THE NORTH 411 FEET OF THE WEST 1/2 THEREOF) OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, 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) 2023 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): 33-05-107-045-0000

Address(es) of Real Estate: 18756 Bernadine Street, Lansing, Illinois 60438

Dated this 27th day of February, 2024



Jose Luis Velazquez

REAL ESTATE TRANSFER TAX

08-Mar-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

33-05-107-045-0000

| 20240301649481 | 1-224-043-056

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose Luis Velazquez, 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 27th day of February, 2024



S. Herrera (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 2.27.24

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Luis Martinez
4111 W 63rd Street
Chicago, Illinois 60629

Mail To:
Tricolor LLC 18756 Bernadine Street
3110 West 55th Street
Chicago, Illinois 60632

Name & Address of Taxpayer:
Tricolor LLC 18756 Bernadine Street
18756 Bernadine Street
Lansing, Illinois 60438


PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

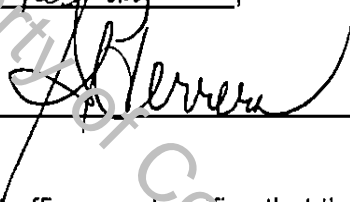
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 27, 2024

Signature 
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 27th DAY OF February, 2024.



NOTARY PUBLIC 

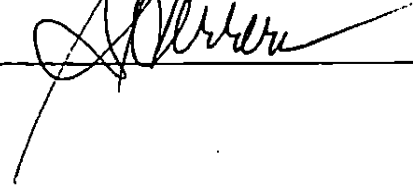
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 27, 2024

Signature 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 27th DAY OF February, 2024.



NOTARY PUBLIC 

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

VILLAGE OF LANSING **UNOFFICIAL COPY**

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Jose Luis Velazquez
3110 West 55th Street
Chicago, IL 60632

Telephone: 773-957-1863

Attorney or Agent: Luis C. Martinez
Telephone No.: 773-585-3200

Property Address: 18756 Bernadine Street
Lansing, IL 60438

Property Index Number (PIN): 33-05-107-045-0000

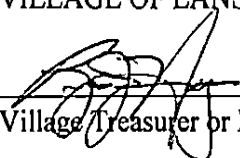
Water Account Number: 308-1010-00-09

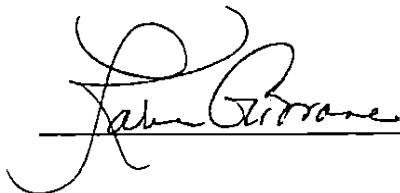
Date of Issuance: March 1, 2024

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on March 1, 2024 by
Karen Giovane.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee



(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.