

UNOFFICIAL COPY

Mail to:

MIGUEL ENRIQUE LEON,
3118 W. Carmen Ave.,
Chicago, IL. 60625.



Doc# 2406889131 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/8/2024 1:06 PM
PAGE: 1 OF 6

Recorder's Stamp

QUIT CLAIM DEED

MIGUEL ENRIQUE LEON a married man of 3118 W. Carmen Ave., Chicago, Il. 60625 and **BERTHA LEON** a married woman of 3118 W. Carmen Ave., Chicago, IL. 60625 (collectively the "Grantors") for and in consideration of \$10.00 Dollars and other good and valuable considerations in hand paid, does hereby remise, release and quit claim unto **LUIS HUMBERTO LEON**, a married man of 3118 W. Carmen Ave., Chicago, IL. 60625, **MIGUEL ENRIQUE LEON** a married man of 3118 W. Carmen Ave., Chicago, Il. 60625 and **BERTHA LEON** a married woman of 3118 W. Carmen Ave., Chicago, Il. 60625. (collectively the "Grantees") all rights, title, interest and claim which the Grantors has in and to the following described parcel of land, and improvements and appurtenances thereto in the COOK COUNTY, State of ILLINOIS, to wit:

Legal Description: **THE WEST 3 1/3 FEET OF LOT 5 AND ALL OF LOT 6 IN W. F. KAISER AND COMPANY'S SUBDIVISION OF BLOCK 1 IN W.F. KAISER AND COMPANY'S 3RD ALBANY PARK SUBDIVISION OF BLOCKS 13 AND THAT PART OF BLOCK 4 LYING SOUTH OF CENTRE LINE OF THE NORTH BRANCH OF CHICAGO RIVER IN JACKSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 11 AND**

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THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 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.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2024 and subsequent years.

Permanent Index Number (s): 13-12-302-007-0000.

Property Address: 3118 W. CARMEN AVENUE, CHICAGO, IL. 60625.

GRANTOR signed, sealed and delivered this quit claim deed to GRANTEES on FEBRUARY/17TH/2024.

Grantor (or authorized agent)

x1 Miguel Leon

MIGUEL ENRIQUE LEON

Bertha Leon

BERTHA LEON

Instrument Prepared by:

MARIACARMEN SERRANO,

9919 S. EWING AVE.,

CHICAGO, IL .60617

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-4; sub par. _____ and Cook County Ord. 93-0-27 par. E.

Date 3/8/2024 Sign. Mariacarmen Serrano

13-12-302-007-0000	20240301648800	1-300-916-784
TOTAL:	0.00	0.00
ILLINOIS:	0.00	0.00
COUNTY:	0.00	0.00
08-Mar-2024		

REAL ESTATE TRANSFER TAX	08-Mar-2024
CHICAGO:	0.00
CTA:	1.50
TOTAL:	1.50 *

13-12-302-007-0000 | 20240301648800 | 1-200-450-096

* Total does not include any applicable penalty or interest due.

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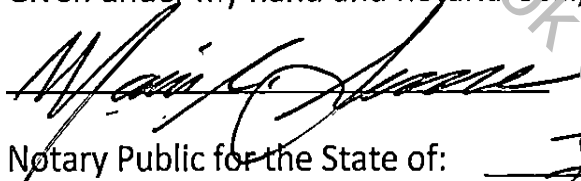
GRANTOR ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF COOK

I MARIACARMEN SERRANO certify that **MIGUEL ENRIQUE LEON** personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this FEB/17/2024



Notary Public for the State of: ILLINOIS



(Seal)

My commission expires: NOV/26/2026

Name & Address of Preparer:

MARIACARMEN SERRANO

9919 S. EWING AVE.,

CHICAGO, IL. 60617.

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GRANTOR ACKNOWLEDGEMENT

STATE OF ILLINOIS

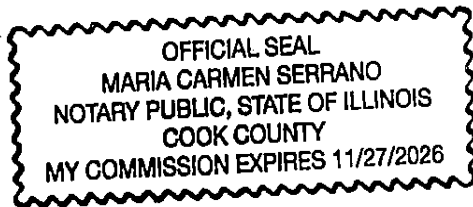
COUNTY OF COOK

I Mariacarmen Serrano certify that **BERTHA LEON** personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this Feb/17/2024

Maria Serrano

Notary Public for the State of: ILLINOIS



(Seal)

My commission expires: Nov/27/2026

Name & Address of Preparer:

MARIACARMEN SERRANO

9919 S. EWING AVE.,

CHICAGO, IL. 60617.

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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: Feb 17, 2024

SIGNATURE: Miguel Leon
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: Mariacarmen Serrano

By the said (Name of Grantor): Miguel Enrique Leon

On this date of: Feb 17, 2024

NOTARY SIGNATURE: Mariacarmen Serrano

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
MARIA CARMEN SERRANO
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 11/27/2026

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: Feb 17, 2024

SIGNATURE: Luis Leon
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: Mariacarmen Serrano

By the said (Name of Grantee): Luis Humberto Leon

On this date of: Feb 17, 2024

NOTARY SIGNATURE: Mariacarmen Serrano

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
MARIA CARMEN SERRANO
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 11/27/2026

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)**)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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DATED: Feb 17, 2024

SIGNATURE: Bertha Leon
GRANTOR or AGENT

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

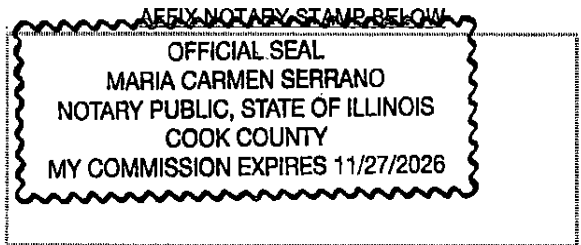
Subscribed and sworn to before me, Name of Notary Public:

Mariacarmen Serrano

By the said (Name of Grantor): Bertha Leon

On this date of: Feb 17, 2024

NOTARY SIGNATURE: Maria Carmen Serrano



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: Feb 17, 2024

SIGNATURE: Luis Leon
GRANTEE or AGENT

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

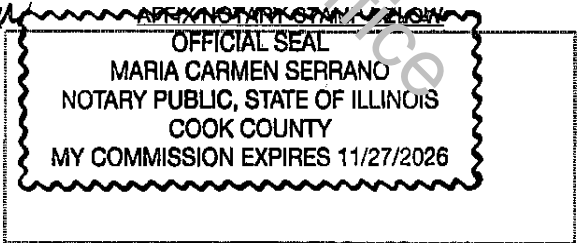
Subscribed and sworn to before me, Name of Notary Public:

Mariacarmen Serrano

By the said (Name of Grantee): Luis Humberto Leon

On this date of: Feb 17, 2024

NOTARY SIGNATURE: Maria Carmen Serrano



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.

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