

UNOFFICIAL COPY

Doc#: 2407420022 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 9:14 AM Pg: 1 of 5

Dec ID 20240201633158

ST/Co Stamp 0-212-802-096 ST Tax \$0.00 CO Tax \$0.00

QUIT CLAIM DEED ILLINOIS STATUTORY

41079522 (1 of 2)

GIT

THE GRANTOR(S), ART 4, INC., an Illinois Corporation, with its registered office located in Harvey, Illinois, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to ROMEO RIVERA and ROSA MENENDEZ, a(n) Married Couple, of the City of Lynwood, County of Cook, State of Illinois, as **Tenants by the Entirety**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Public and utility easements and roads and highways

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

Address(es) of Real Estate: 20297 Stoney Island Avenue, Lynwood, IL 60411

Permanent Real Estate Index Number(s): 32-13-100-009-0000

Signed:



Grantor - ART 4, INC.
By: TATIANA E. RIVERA, President

Date:

03/04/2024

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STATE of IL, COUNTY of Cook Ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT TATIANA E. RIVERA, 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 4 day of March, 2024.



Monica Preuss (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE ILLINOIS REAL ESTATE TRANSFER ACT.

[Signature] Date: 3-4-24
Grantee: ~~ROMEO RIVERA~~

Date: _____
Grantee: ~~ROSA MENENDEZ~~

Prepared by and After Recording Mail To:
Cortney Lamb
Lamb Law, PC
4139 N Richmond St.
Chicago, IL 60618

Name and Address of Taxpayer:
ROMEO RIVERA and ROSA MENENDEZ
20297 Stoney Island Avenue, Lynwood, IL 60411

REAL ESTATE TRANSFER TAX		11-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
32-13-100-009-0000	2024020163315B	0-212-802-096

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EXHIBIT A: LEGAL DESCRIPTION

THE SOUTH 165 FEET OF THE NORTH 825 FEET OF THE NORTHWEST 14 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENTS BY GRANTEE(S)

The grantee or their agent affirms and verifies that the name of the grantee(s) 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.

Date: 3/4/24

Signature: 
ROMBO-RIVERA


SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 4 DAY OF march,
20 24.



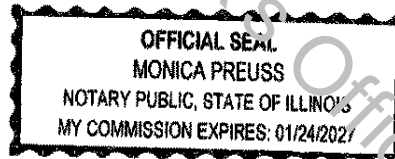
NOTARY PUBLIC 

The grantee or their agent affirms and verifies that the name of the grantee(s) 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.

Date: 3/4/24

Signature: 
ROSA MENENDEZ

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 4 DAY OF march,
20 24.



NOTARY PUBLIC: 

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STATEMENTS BY GRANTOR(S)

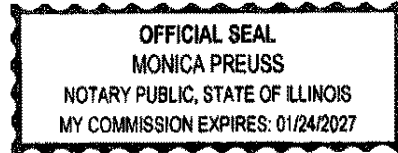
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

Date: 03/04/2024

Signature: Tatiana E Rivera
ART 4, INC.
By: TATIANA E. RIVERA, President

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 4 DAY OF March,
20 24.

NOTARY PUBLIC Monica Preuss



Property of Cook County Clerk's Office