

# UNOFFICIAL COPY



Doc# 2407510012 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/15/2024 12:05 PM  
PAGE: 1 OF 3

Property of Cook County Clerk's Office

## QUITCLAIM DEED Statutory (Illinois)

THE GRANTOR(s): Sergio A. Torres and Grisell Luviano, nka Grisell L. Torres, husband and wife, of the Village of River Grove, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(s) and QUIT CLAIM(s) to: Sergio Torres and Grisell Torres as Co-Trustees of The Torres Family Trust dated March 5, 2024, of 2612 Marwood St, River Grove, IL 60171, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 73 IN VOLK BROTHERS FIRST ADDITION TO CHICAGO HOME GARDENS IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 12-26-409-030-0000

Address of Real Estate: 2612 North Marwood, River Grove, IL 60171

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

REAL ESTATE TRANSFER TAX 15-Mar-2024

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
12-26-409-030-0000	20240301651669	0-846-969-392	



No 002290  
OK 3/7/24  
Approved

# UNOFFICIAL COPY

Dated this 5 day of MARCH, 2024.

[Signature]  
Sergio A. Torres

[Signature]  
Grisell Luviano, nka Grisell L. Torres

EXEMPT under provisions of Paragraph E, Section 31-45, of Real Estate Transfer Tax Act.

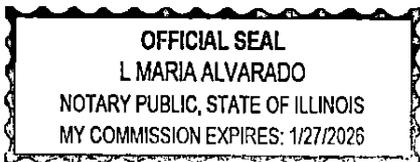
Date: 3/5/2024

[Signature]  
Signature of Buyer, Seller, or Attorney

State of Illinois )  
                          ) ss.  
County of DuPage )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the above stated person, personally known to me to be the same person whose name has been subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 5 day of MARCH, 2024.



[Signature]  
Notary Public

My commission expires: 1/27/2026

**Prepared By:**

Robert J. Galgan, Jr.  
340 W. Butterfield Rd., #1A,  
Elmhurst, IL 60126

**Mail Recorded Deed To:**

Robert J. Galgan Jr.  
340 W. Butterfield Rd., #1A  
Elmhurst, IL 60126

**Mail Tax Bill To:**

Sergio Torres  
Grisell L. Torres  
2612 Marwood St  
River Grove, IL 60171

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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: 3 | 5 | 2024

SIGNATURE: Robert J. Galgan  
GRANTOR or AGENT

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

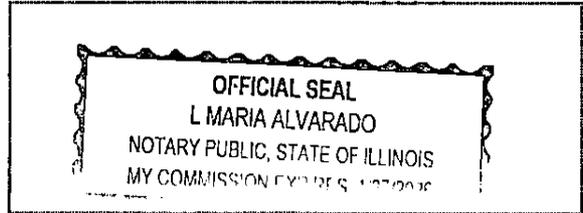
Subscribed and sworn to before me, Name of Notary Public: L. MARIA ALVARADO

By the said (Name of Grantor): Robert J. Galgan / Agent

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 5 | 2024

NOTARY SIGNATURE: L. Maria Alvarado



### 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: 3 | 5 | 2024

SIGNATURE: Robert J. Galgan  
GRANTEE or AGENT

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

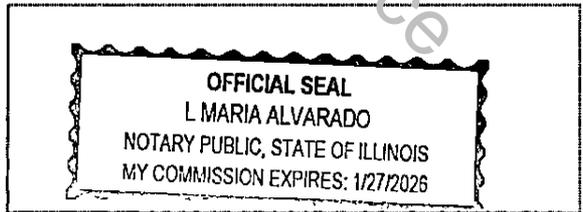
Subscribed and sworn to before me, Name of Notary Public: L. MARIA ALVARADO

By the said (Name of Grantee): Robert J. Galgan / Agent

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 5 | 2024

NOTARY SIGNATURE: L. Maria Alvarado



### 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)**)