

Prepared by:

Ignacio Ortiz
8155 S. Kostner Ave.
Chicago IL. 60652

UNOFFICIAL COPY



Doc# 2407510016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/15/2024 12:23 PM

PAGE: 1 OF 4

Mail To:

Jose Alejandro Flores Pinedo
18127 Crawford Ave.
Homewood IL. 60430

Address of property:

18127 Crawford Ave.
Homewood IL. 60430

This space is reserved for Recorder's use only.

Illinois Quitclaim Deed

State of Illinois, County of COOK

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

One Hundred US Dollars (\$ 100.00) in hand, paid to

Ignacio Ortiz,

with an address of

8155 S. Kostner Ave. Chicago IL. 60652

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Jose Alejandro Flores Pinedo,

with an address of

16430 Crawford Ave. Country Club Hills, IL. 60478

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in COOK County, Illinois, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 28-35-302-016-0000

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The property identified herein is **-OR-** is not registered as the homestead of the Grantor(s), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Until amended, tax information shall be sent to:

Name: Jose Alejandro Flores-Pinedo

Address: 18127 Crawford Ave. Homewood IL. 60430

This instrument was prepared by:

Name: Ignacio Ortiz

Address: 8155 S. Kostner Ave. Chicago IL. 60652

After recording, return to:

Name: Jose Alejandro Flores-Pinedo

Address: 18127 Crawford Ave. Homewood IL. 60430

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____

Date: 3/13/2024

Printed Name: Ignacio Ortiz

Grantor Signature: _____

Date: _____

Printed Name: _____

REAL ESTATE TRANSFER TAX

15-Mar-2024



| | |
|-----------|------|
| COUNTY: | 0.25 |
| ILLINOIS: | 0.50 |
| TOTAL: | 0.75 |

28-35-302-016-0000

| 20240301653683 | 0-648-804-912

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NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

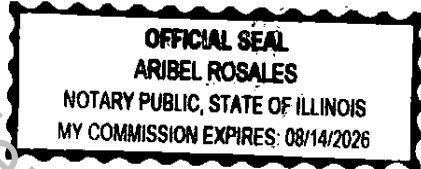
State of Illinois)
County of COOK)

On 3/13/24 before me, Aribel Rosales,
personally appeared Ignacio Ortiz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Illinois that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature Aribel Rosales
Printed Name Aribel Rosales
My Commission Expires 8/14/26



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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

LOT 71 IN ROBERT BARTLETT'S HOMEWOOD ACRES, BEING A SUBDIVISION OF THE WEST 1/2 (EXCEPT THE NORTH 330 FEET OF THE SOUTH 990 FEET OF THE WEST 330 FEET THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office