

UNOFFICIAL COPY

QUIT CLAIM DEED



Doc# 2408111011 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/21/2024 10:10 AM
PAGE: 1 OF 3

THE GRANTOR, ADELA PEREZ DIAZ a/k/a Adela Perez, a married woman, of Bismarck, North Dakota for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid and for no other good and valuable consideration, Convey and Quit Claim all interests unto ANGEL ALFONSO DIAZ PEREZ, a single man, in sole ownership, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 33 FEET OF LOT 2 IN BLOCK 17 EN THE SUBDIVISON OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 16-29-226-020-0000
PROPERTY ADDRESS: 2516 S. 58th Ave., Cicero, IL 60504

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

THIS DEED was prepared at the request of Grantor, without the benefit of a title search, and the description of the property was furnished by the party. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

\*Not Homestead Property with regard to Adela Perez' spouse.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises as joint tenants, forever.

DATED this 28 day of February, 2024

Town of Cicero seal and stamp box containing address, date, stamp number, and tax information.

REAL ESTATE TRANSFER TAX 21-Mar-2024

Table with 2 columns: Tax Type (COUNTY, ILLINOIS, TOTAL) and Amount (0.00).

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*Adela Perez*  
ADELA PEREZ DIAZ a/k/a Adela Perez

State of North Dakota ) SS  
County of Burleigh )

I, the undersigned, a Notary Public in and for the County of Burleigh, and State of North Dakota DO **HEREBY CERTIFY** that ADELA PEREZ DIAZ a/k/a Adela Perez, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as their voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of February, 2024.

*Kathryn Dinneen-Wirtz*  
Notary Public

KATHRYN DINNEEN-WIRTZ  
Notary Public  
State of North Dakota  
My Commission Expires October 9, 2027

<b>PREPARED BY:</b> Pina Law Firm 10526 Cermak Rd Suite 203 Westchester, IL 60154	<b>MAIL DEED AND TAX BILL TO:</b> <b>Angel Perez</b> 2516 S. 58 <sup>th</sup> Ave, Cicero, IL 60804
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Exempt under the provisions of Paragraph E Section 4, Real Estate Transfer Act

2/28/24  
Date

*Adela Perez*  
Grantor- ADELA PEREZ DIAZ a/k/a Adela Perez

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/28/24

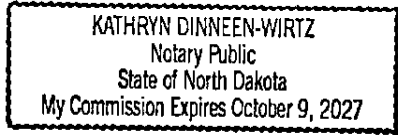
Signature:   
**ADELA PEREZ DIAZ a/k/a Adela Perez**  
-Grantor

**SUBSCRIBED AND SWORN**

To before me on this 28<sup>th</sup> day  
of February, 2024

State of North Dakota  
County of Burleigh

  
Notary Public



The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 2/28/2024

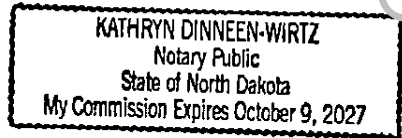
Signature:   
**ANGEL ALFONSO DIAZ PEREZ -Grantee**

**SUBSCRIBED AND SWORN**

To before me on this 28<sup>th</sup> day  
of February, 2024

State of North Dakota  
County of Burleigh

  
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. ]**