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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2409614273 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/5/2024 11:42 AM Pg: 1 of 3

Dec ID 20240401669978
City Stamp 1-348-636-208 City Tax \$0.00

Property of Cook County Clerk's Office

THE GRANTOR(S), JOSE G. CARDONA, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and quit claims to Fernando E.*Reyes Reyes and Graciela Cardona Martinez, of 1241 N. Monitor Ave., Chicago, IL 60651, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 35 IN BLOCK 2 IN WASSELL AND BRAMBERG'S DIVISION STREET SUBDIVISION, OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL & MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public, and utility easements and roads and highways

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): PIN#: 16-05-227-006-0000

Address of Real Estate: 1241 N. Monitor Ave., Chicago, IL 60651

Dated this 7th day of July 2023

JOSE G. CARDONA
JOSE G. CARDONA, Grantor

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Page two:

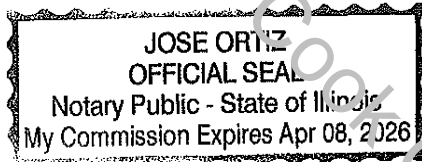
STATE OF ILLINOIS

COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT the JOSE G Cardona, personally known to me to be the person(s) whose name(s) 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 her 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 7th day of July 2023



[Signature]

(Notary Public)

Exempt under the provision of Paragraph E section 31-45 property tax code.

[Signature]

Signed:

Prepared By: Weiss Ortiz, 1011 E. 31st St., La Grange Park, IL 60526

Mail To:

Fernando Encarnación Reyes
1241 N. Monitor Ave.
Chicago, IL 60651

REAL ESTATE TRANSFER TAX		04-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-05-227-006-0000 | 20240401689978 | 1-348-636-208

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

Name and Address of Taxpayer:

Fernando Encarnación Reyes
1241 N. Monitor Ave.
Chicago, IL 60651

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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.

Dated: 7/5/2023

Signature: JOSE G. CARDONA
Grantor or Agent

Subscribed and sworn to before
Me by the said Agent
this 5th day of July 2023.
NOTARY PUBLIC [Signature]



The Grantee or his agent affirms and verifies that the name of the grantee 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 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.

Date: 7/5// 2023

Signature: JOSE G. CARDONA
Grantee or Agent

Subscribed and sworn to before
Me by the said Agent
This 5th day of July 2023.
NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)