

# UNOFFICIAL COPY

Accommodation  
Recording

AFTER RECORDING RETURN TO:  
LAW OFFICES OF LISA C. PERNA, LTD  
55 W. 22<sup>nd</sup> St., Ste 225  
Lombard, IL 60148

Doc#: 2409614355 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/5/2024 12:49 PM Pg: 1 of 4

Dec ID 20240401669976  
ST/Co Stamp 0-910-069-296 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 1-557-040-688 City Tax \$0.00

**NAME & ADDRESS OF TAXPAYER:**

Jesus Mario Garcia Santoyo, Trustee  
The Garcia Santoyo Trust  
4738 S. Keating Ave.  
Chicago, Illinois 60632

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

THE GRANTORS, JESUS GARCIA SANTOYO and CLEMENTINA MAYORGA-SANTOYO, husband and wife, as Joint Tenants, of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to JESUS MARIO GARCIA SANTOYO and CLEMENTINA MAYORGA, not individually but as Trustees of the GARCIA SANTOYO REVOCABLE TRUST dated November 30, 2023,

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 19-10-100-047-0000  
Property Address: 4738 South Keating Ave., Chicago, IL 60632  
Dated this 30th day of November, 2023

*Jesus Garcia Santoyo*

JESUS GARCIA SANTOYO N/K/A  
JESUS MARIO GARCIA SANTOYO

*Clementina Mayorga*

CLEMENTINA MAYORGA-SANTOYO N/K/A  
CLEMENTINA MAYORGA

REAL ESTATE TRANSFER TAX	05-Apr-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-10-100-047-0000 | 20240401669976 | 1-557-040-688  
\* Total does not include any applicable penalty or interest due.

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This Instrument Prepared By:

LISA PERNA MILLER, ESQ  
LAW OFFICES OF LISA C. PERNA, LTD.  
55 W. 22<sup>nd</sup> St., Ste 225  
Lombard, IL 60148

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that JESUS MARIO GARCIA SANTOYO and CLEMENTINA MAYORGA, are personally known to me to the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 30th day of November, 2023.

*Lisa Miller*  
\_\_\_\_\_  
Notary Public

My commission expires:

9-28-24

REAL ESTATE TRANSFER TAX		05-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
TOTAL:		0.00
19-10-100-047-0000		20240401669976   0-911-069-296

EXEMPT UNDER PROVISIONS OF PARAGRAPH E.,

SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 11/30/2023

*Lisa Miller*  
\_\_\_\_\_  
SIGNATURE OF BUYER, SELLER OR REPRESENTATIVE



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## EXHIBIT A

### LEGAL DESCRIPTION

**THE NORTH ½ OF LOT 25 IN BLOCK 1 IN FRED'K H. BARTLETT'S CENTERFIELD BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 158 FEET THEREOF) IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

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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 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.

Dated 11-30-23 Signature: Jesús García Santoyo  
Grantor or Agent

Subscribed and sworn to before me  
by the said Jesús García Santoyo  
dated 11-30-23

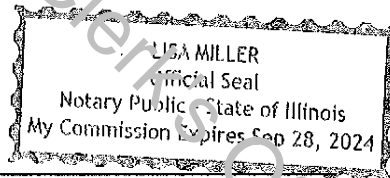


Notary Public Lisa Miller

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 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 11-30-23 Signature: Clementina Mayorga  
Grantee or Agent

Subscribed and sworn to before me  
by the said Clementina Mayorga  
dated 11-30-23



Notary Public Lisa Miller

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**