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Doc# 2416709015 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/16/2024 12:49 PM
PAGE: 1 OF 6

**DEED IN TRUST WARRANTY
ILLINOIS STATUTORY
Individual**

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR(S) EDDIE W. MIRANDA, Sr, and Margarita Miranda, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 10 S LaSalle Street, Suite 2750, Chicago, Illinois 60603 as Trustee Number 130338, the following described real estate situated in the City of Chicago, in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1628 N Monticello Street, Chicago, Illinois 60647

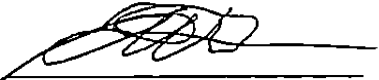
Permanent Real Estate Index Number(s): 13-35-327-025-0000
together with the tenements and appurtenances thereunto belonging.

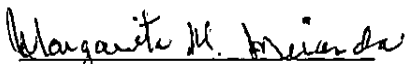
TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.
THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART
HEREOF.

And said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the Stat of Illinois, providing for exemption or homestead from sale on execution or otherwise.

Exempt under provisions of paragraph E, Section 4, Real Estate Transfer Tax Act

Dated this 7th day of November, 2023.


Eddie W. Miranda, Sr.

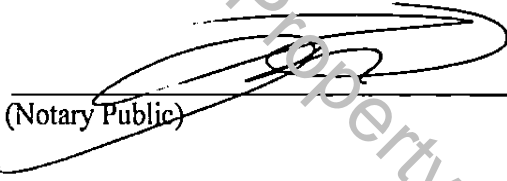

Margarita M. Miranda

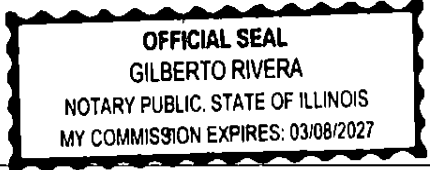
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Eddie W. Miranda, Sr. and Margarita M. Miranda, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his/their 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 seal this 7th day of November 2023


(Notary Public)



Prepared by:
Gil R. Rivera, ESQ
1430 N. Western Avenue
Chicago, Illinois 60622

Mail To:
CHICAGO TITLE LAND TRUST
10 S. LaSalle Street
Suite 2750
Chicago, Illinois 60603

Name and Address of Taxpayer:
EDDIE W MIRANDA, Sr
3624 W North Avenue
Chicago, Illinois 60647

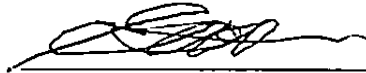
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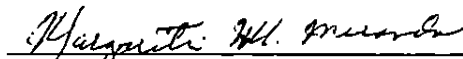
STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 under the laws of the State of Illinois.

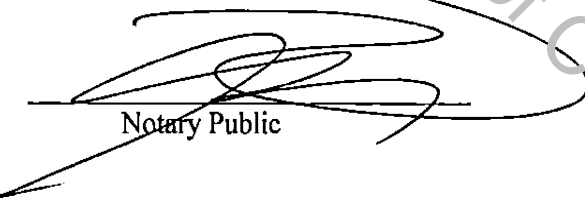
Dated 11/7/2023


Eddie W. Miranda, Sr. or Agent

Dated 11/7/2023


Margarita Miranda or Agent

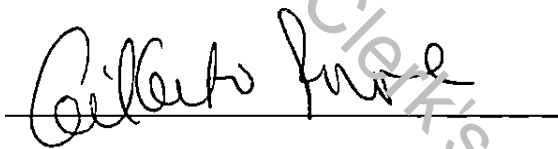
Subscribed and sworn to before me this
7th day of November, 2023.


Notary Public



The grantee or the grantee's 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 and hold title to real estate under the laws of the State of Illinois.

Dated 02/20/2024


Claudia L. Giraldo

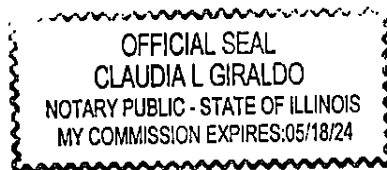
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.

(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.)

Subscribed and sworn to before me this

20th day of February, 2024.


Notary Public



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EXHIBIT A LEGAL DESCRIPTION

LOTS 32 AND 39 IN BLOCK 7 IN MARY A. REID'S SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ (EXCEPT THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND (EXCEPT LANDS OCCUPIED BY RAILROAD) OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 13-35-327-025-0000

Commonly known as: 1628 N Monticello Street, Chicago, Illinois 60647

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REAL ESTATE TRANSFER TAX

20-Feb-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-35-327-025-0000 | 20240201636732 | 1-281-577-520

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

20-Feb-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-35-327-025-0000

20240201636732

1-607-766-576

Property of Cook County Clerk's Office