

UNOFFICIAL COPY

QUIT CLAIM DEED (Illinois Statutory)

Doc#: 2410814110 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 11:55 AM Pg: 1 of 3

Dec ID 20240401673931
City Stamp 1-352-883-760 City Tax \$0.00

After Recording Mail To:

Heather G. Walser
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Send Subsequent Tax Bills To:

Sergio and Grecia Herrera
5243 North Ludlam Avenue
Chicago, Illinois 60630

THE GRANTORS, Sergio Herrera and Grecia Herrera, husband and wife, of 5243 North Ludlam Avenue, 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 and QUIT CLAIM to Sergio Herrera and Grecia N. Herrera, as co-trustees of the Sergio Herrera Revocable Trust Dated February 5, 2024, and Grecia N. Herrera and Sergio Herrera, as co-trustees of the Grecia N. Herrera Revocable Trust Dated February 5, 2024, the beneficial interest of said trusts being held by Sergio Herrera and Grecia N. Herrera, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

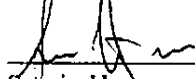
Legal Description attached hereto as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 13-09-116-006-0000

Address of Real Estate: 5243 North Ludlam Avenue, Chicago, Illinois 60630

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.


Sergio Herrera

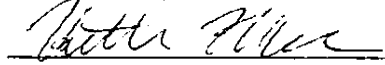

Grecia Herrera

Dated this 5th day of February, 2024.

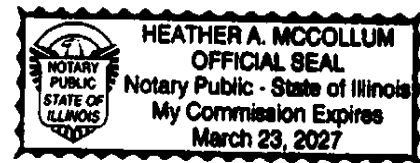
STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sergio Herrera and Grecia Herrera, personally known to me to be the same persons whose names 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 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 official seal, this 5th day of February, 2024.




NOTARY PUBLIC (SEAL)




State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph g, Section 4. of the Real Estate Transfer Tax Act. Dated this 5th day of February, 2024.



Signature of Buyer-Seller or their Representative
Prepared by: Heather G. Walser, Lavelle Law, Ltd., 1933 N. Meacham Road,
\\files\shares.corp.lavellelaw.com\Shared\17501-17750\17697\EP Docs\Ludlam.QCD.doc

REAL ESTATE TRANSFER TAX	12-Apr-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-09-116-006-0000 | 20240401673931 | 1-352-883-760

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

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EXHIBIT A - LEGAL DESCRIPTION

LOT 6 IN LOWY'S RESUBDIVISION OF LOTS 1 TO 24 BOTH INCLUSIVE, IN BLOCK 1 OF A.G. WINSTON'S JEFFERSON PARK AND FOREST GLEN ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 3 OF THE SUBDIVISION OF THE EXECUTORS OF THE ESTATE OF SARAH ANDERSON, DECEASED, OF THE SOUTHEAST 1/2 OF THE NORTHWEST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-09-116-006-0000

Address of Real Estate: 5243 North Ludlam Avenue, Chicago, Illinois 60630

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/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 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 March 25, 2024.

M. H. Brett
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25 March 2024.

Notary Public Litzy Ponce



The Grantee or his/her 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 March 25, 2024.

M. H. Brett
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25 March 2024.

Notary Public Litzy Ponce



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.