



2411011006

Prepared By:
FELIPE VALDEZ

Doc# 2411011006 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/19/2024 10:31 AM
PAGE: 1 OF 5

After Recording Return To:
3139 S 49TH AVE
CICERO, Illinois 60804

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 17, 2022 THE GRANTOR(S),

- FELIPE VALDEZ, a married person
- RUBEN VALDEZ, a married person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- FENIX PROPERTY MANAGEMENT, INC., FELIPE VALDEZ, PRESIDENT, residing at 3139 S 49TH AVE, CICERO, Illinois County, Illinois 60804

the following described real estate, situated in 1329 S. 51ST AVE, CICERO, in the County of COOK, State of Illinois **60804**

Legal Description:

LOT 34 AND THE SOUTH 5 FEET OF LOT 35 IN BLOCK 23 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

REAL ESTATE TRANSFER TAX		19-Apr-2024	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

16-21-210-014-0000 | 20240401682224 | 2-052-022-576

	Address: 1329 S 51ST AVE	Real Estate Transfer Tax
	Date: 03/27/2024	\$50.00
	Stamp #: 2024-10330	Payment Type: Credit
	By: l.murray1	Compliance #: Exempt

UNOFFICIAL COPY

and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 16-21-210-014-0000

Mail Tax Statements To:
FENIX PROPERTY MANAGEMENT, INC.
3139 S 49TH AVE
CICERO, Illinois 60804

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Grantor Signatures:

DATED: Sept, 17 2022

Felipe Valdez
FELIPE VALDEZ
3139 S 49TH AVE
CICERO, Illinois, 60804

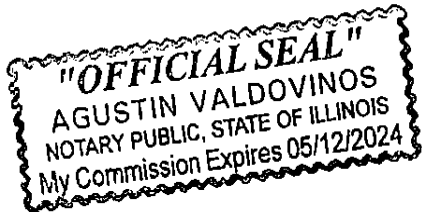
Grantor Signatures:

DATED: Sept, 17 2022

Ruben Valdez
RUBEN VALDEZ
4816 S. LAFLIN AVE
CHICAGO, Illinois, 60609

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 17th day of September, 2022 by FELIPE VALDEZ.



[Signature]
Notary Public

Notary
Title (and Rank)

My commission expires 5/12/2024

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 17th day of September, 2022 by RUBEN VALDEZ.

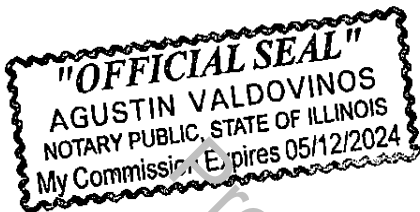


Notary Public

Notary

Title (and Rank)

My commission expires 5/12/2024



Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 4

Date 4/19/2024 Sign. 

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 09 | 17 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

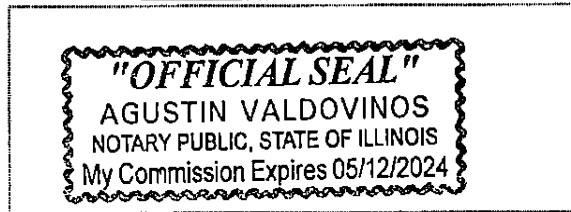
Agustin Valdivinos

By the said (Name of Grantor): Ruben Valdez

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 17 | 2022

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 09 | 17 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

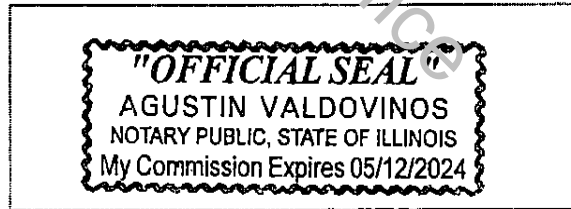
Agustin Valdivinos

By the said (Name of Grantee): Ferrex Property Management

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 17 | 2022

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)