

UNOFFICIAL COPY

QUIT CLAIM DEED INDIVIDUAL TO LLC

The Grantor(s)
ISMAEL JR. NIEVES A/K/A
ISMAEL NIEVES JR. AND
AUREA E. NIEVES,
HUSBAND AND WIFE



2412000015

Doc# 2412000015 Fee \$176.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/29/2024 11:46 AM

PAGE: 1 OF 4

for and in consideration
of the sum of ten and no/100
dollars (\$10.00) and other good
and valuable consideration, the
receipt and sufficiency of which
is acknowledged,
Convey(s) and Quitclaim(s) to

NIEVES CAPITAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

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

LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "A" MADE A PART HEREOF

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35ILCS200/31-45
SUB PAR E AND COOK COUNTY ORD. 93-0-27 PAR 4.

DATE: 4/3/2024

SIGNED

Buyer, Seller or Representative

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

PERMANENT TAX NUMBER(S): 13-29-103-020-0000 AND 13-29-103-019-0000

Commonly Known as: 6007-6011 W. BELMONT AVE. CHICAGO ILLINOIS 60631 60634

Dated this 3rd day of April, 2024

REAL ESTATE TRANSFER TAX

29-Apr-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-29-103-020-0000 | 20240301645624 | 1-883-785-520

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

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GRANTOR(S):

ISMAEL JR. NIEVES A/K/A

ISMAEL NIEVES, JR.

AUREA E. NIEVES

REAL ESTATE TRANSFER TAX

29-Apr-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-29-103-020-0000

| 20240301645624 | 1-050-118-448

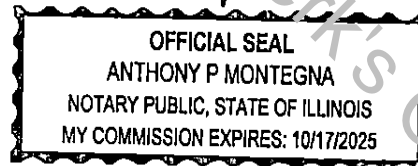
STATE OF ILLINOIS

COUNTY OF COOK

I, ANTHONY P. MONTEGNA the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify that ISMAEL JR. NIEVES A/K/A ISMAEL NIEVES JR. AND AUREA E. NIEVES personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her 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 notarial seal this 3rd day of April, 2024.

Notary Public



MAIL TO:

NAME AND ADDRESS TAX PAYER

ANTHONY P. MONTEGNA
4211 W. IRVING PARK RD.
CHICAGO IL. 60641

ISMAEL NIEVES AND AUREA ESTHER NIEVES
TRUSTEES
5701 W. DAKIN ST. CHICAGO IL. 60634

NAME AND ADDRESS OF PREPARER:

ANTHONY P. MONTEGNA
4211 W. IRVING PARK RD.
CHICAGO ILLINOIS 60641

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EXHIBIT A LEGAL DESCRIPTION

**LOTS 2 AND 3 IN BLOCK 1 IN JAVORAS AND JOHNSON'S WESTFIELD MANOR, A
SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS**

Permanent Tax Number: 13-29-103-020-0000 AND 13-29-103-019-0000

Commonly known as: 6007-6011 WEST BELMONT AVE. CHICAGO ILLINOIS 60634

Property of Cook County Clerk's Office

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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: 04/03/2024

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:

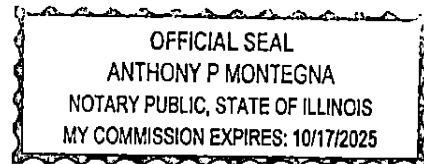
ANTHONY P. MONTEGNA

By the said (Name of Grantor): ISMAEL NIEVES

AFFIX NOTARY STAMP BELOW

On this date of: 04/03/2024

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: 04/03/2024

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:

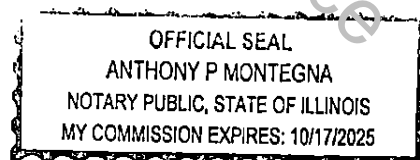
ANTHONY P. MONTEGNA

By the said (Name of Grantee): NIEVES CAPITAL LLC

AFFIX NOTARY STAMP BELOW

On this date of: 04/03/2024

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)

rev. on 10.17.2016