

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Zitlaly Perez
5423 W. 95th St., 2nd Fl
Oak Lawn, IL 60453

NAME & ADDRESS OF TAXPAYER:

Zitlaly Perez
2825 S. Tripp Avenue
Chicago, IL 60623



Doc# 2412209007 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/1/2024 10:30 AM
PAGE: 1 OF 3

THE GRANTOR

Artemio Perez

for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO

Zitlaly Perez of 5423 W. 95th St. 2nd Fl., Oak Lawn, Illinois 60453

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

LOTS 37, 38, AND 39 IN BLOCK 1 IN JAMES V. ALLEN'S ADDITION TO CHICAGO OF BLOCK 5 IN REID'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 16-27-419-010-0000, 16-27-419-011-0000, and 16-27-419-012-0000

Property Address: 2823, 2825, & 2829 S. Tripp Avenue, Chicago, Illinois 60623

Dated this 12 day of December, 2023

Artemio Perez

(Seal)

Artemio Perez

_____ (Seal)

Artemio Perez

(Seal)

_____ (Seal)

(Print or type name here)

REAL ESTATE TRANSFER TAX 01-May-2024



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

16-27-419-010-0000 | 20240501691872 | 1-715-644-720

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

REAL ESTATE TRANSFER TAX 01-May-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-27-419-010-0000 | 20240501691872 | 1-474-586-928

UNOFFICIAL COPY

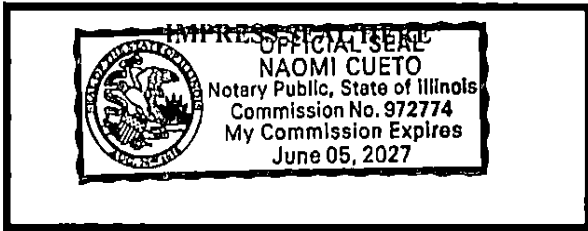
STATE OF ILLIOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said jurisdiction, in the State aforesaid, DO HEREBY CERTIFY THAT Artemio Perez 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 signed, sealed and delivered the said instrument as 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 19th day of December, 2023

Naomi Cueto

Notary Public
My commission expires on 6/5/27



NAME AND ADDRESS OF PREPARER:

Conor Nitchoff
225 W Washington St, Ste 1130
Chicago, IL 60606

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

Date 5-1-24 Sign. [Signature]

Property of Cook County Clerk's Office

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: 12 | 19 | 2023

SIGNATURE: Artemio Perez
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:

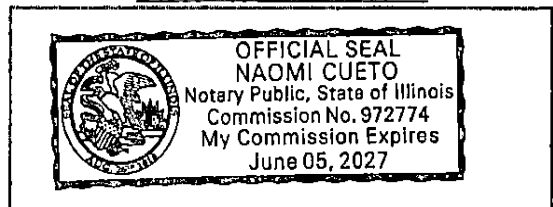
Naomi Cueto

By the said (Name of Grantor): Artemio Perez

On this date of: 12 | 19 | 2023

NOTARY SIGNATURE: Naomi Cueto

AFFIX NOTARY STAMP BELOW



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: 12 | 19 | 2023

SIGNATURE: Zitlaly Perez Saucedo
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:

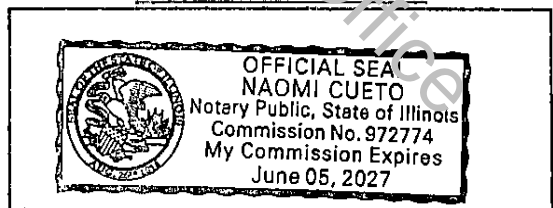
Naomi Cueto

By the said (Name of Grantee): Zitlaly Perez Saucedo

On this date of: 12 | 19 | 2023

NOTARY SIGNATURE: Naomi Cueto

AFFIX NOTARY STAMP BELOW



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)**)