

UNOFFICIAL COPY



QUIT CLAIM DEED  
ILLINOIS STATUTORY

Doc# 2412410016 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/3/2024 12:48 PM  
PAGE: 1 OF 3

Mail to:  
ANTHONY V. PANZICA  
ATTORNEY AT LAW  
2510 W. IRVING PARK ROAD # B  
CHICAGO, IL 60618

Name & Address of Taxpayer:  
EDWIN ABREU  
  
1646 N Central Park Avenue  
CHICAGO, IL 60647


(Space for Recorder's Use)



THE GRANTOR(S), JANEETE BUSCH, A MARRIED WOMAN,  
3248 W Maypole Ave, Chicago, IL 60624  
of the CITY of CHICAGO, County of COOK State of ILLINOIS  
for and in consideration of TEN DOLLARS DOLLARS  
and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to  
THE GRANTEE(S), EDWIN ABREU, AS AN INDIVIDUAL,

(Grantee's Address) 1646 N. Central Park Ave, Chicago, IL 60647  
of the CITY of CHICAGO, County of COOK State of ILLINOIS  
in the form of ownership: FEE SIMPLE

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:  
THE EAST 24 FEET OF LOT 9 IN OLIVER'S SUBDIVISION OF BLOCK 1 IN CASTLE'S SUBDIVISION OF THE EAST  
15 ACRES OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*THIS IS NOT A HOMESTEAD PROPERTY\*\*

REAL ESTATE TRANSFER TAX		03-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		03-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-11-412-051-0000 | 20240501692407 | 1-031-203-120

16-11-412-051-0000 | 20240501692407 | 0-097-937-712

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

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 16-11-412-051-0000

Property Address: 3240 W MAYPOLE AVENUE, CHICAGO, IL 60624

# UNOFFICIAL COPY

Dated this 17th day of April, 2024

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Janette Busch  
\_\_\_\_\_  
JANETTE BUSCH  
\_\_\_\_\_  
(Seal)

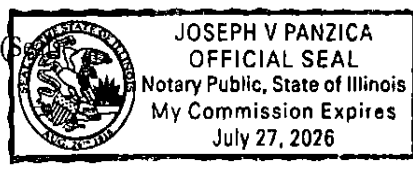
(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
JANETTE BUSCH

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said 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 17th day of April, 2024 .



[Signature]  
\_\_\_\_\_  
Notary Public  
My commission expires: 7-27-26

COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
ANTHONY V. PANZICA  
ATTORNEY AT LAW  
2510 W. IRVING PARK ROAD # B  
CHICAGO, IL 60618

or  
Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.  
Date: 4/17/2024  
[Signature]  
\_\_\_\_\_  
Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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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: 4 | 17 | 2024

SIGNATURE: *Janette Busch*  
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:

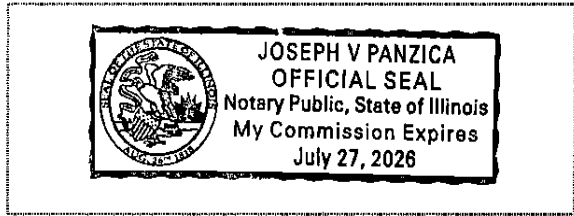
*Joseph V Panzica*

By the said (Name of Grantor): *Janette Busch*

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 17 | 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: 4 | 17 | 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:

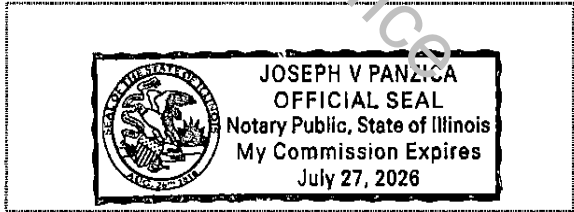
*Joseph V Panzica*

By the said (Name of Grantee): *Edwin Alvren*

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 17 | 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)**