

# UNOFFICIAL COPY



## QUIT CLAIM DEED Statutory (Illinois)

Mail To:

Mr. Joel Sandoval  
2172 North Austin Avenue  
Chicago, Illinois 60639

Name & Address of Taxpayers:

Mr. Joel Sandoval  
2172 N. Austin Avenue  
Chicago, Illinois 60639

Doc# 2413808010 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/17/2024 11:37 AM  
PAGE: 1 OF 3

Grantor, **TERESA SANDOVAL**, married woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and quit claim to Grantee, **JOEL SANDOVAL**, an unmarried man, of 2172 North Austin Avenue, City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 62 BLOCK 3 IN GRAND AVENUE ESTATES BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 466 FEET THEREOF) ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT 40221 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 said premises forever.

NOT HOMESTEAD PROPERTY

Permanent Index Number: 13-32-123-038-0000  
Address of Real Estate: 2172 North Austin Avenue, Chicago, Illinois 60639

This conveyance is exempt under the provisions of Paragraph (e) Section 31-45, Property Tax Code.

Dated this 1st day of May, 2024.

Teresa Sandoval

REAL ESTATE TRANSFER TAX		17-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-32-123-038-0000   20240501694683   1-800-357-168		

REAL ESTATE TRANSFER TAX		17-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-32-123-038-0000   20240501694683   0-783-557-936		

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

# UNOFFICIAL COPY

Dated this 1st day of May, 2024.

Teresa Sandoval  
Teresa Sandoval

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **TERESA SANDOVAL**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 1st day of May, 2024.

My Commission expires 08/30/2027

Elizabeth Flores  
Notary Public



This document prepared by:  
Estela R. Unzueta  
Unzueta Law Group, P.C.  
115 West Main Street  
Bensenville, IL 60106

# 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: May 11, 2024

SIGNATURE: Teresa Sandoval  
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:

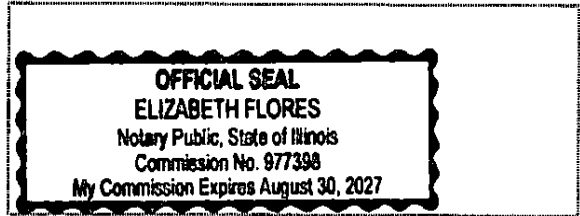
Elizabeth Flores

By the said (Name of Grantor): Teresa Sandoval

AFFIX NOTARY STAMP BELOW

On this date of: May 11, 2024

NOTARY SIGNATURE: Elizabeth Flores



### 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: May 11st, 2024

SIGNATURE: Joel Sandoval  
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:

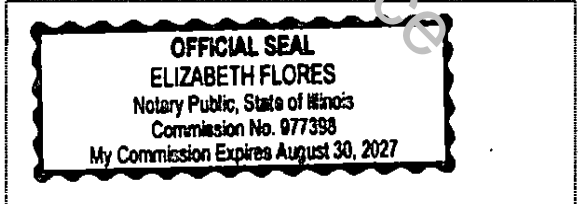
Elizabeth Flores

By the said (Name of Grantee): Joel Sandoval

AFFIX NOTARY STAMP BELOW

On this date of: May 11st, 2024

NOTARY SIGNATURE: Elizabeth Flores



### 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)**)