

# UNOFFICIAL COPY

## QUIT CLAIM DEED ILLINOIS STATUTORY

Mail to:

ANTHONY V. PANZICA

ATTORNEY AT LAW

2510 W. IRVING PARK ROAD # B

CHICAGO, IL 60618

Name & Address of Taxpayer:

JUAN J. TORRES AND LUZ M. AROCHO DIAZ REVOCABLE TRUST

2312 W. MONTANA AVE

CHICAGO, IL 60647

Doc#: 2414114064 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/20/2024 9:36 AM Pg: 1 of 3

Dec ID 20240501605415

ST/Co Stamp 0-032-818-480 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-706-214-704 City Tax \$0.00

(Space for Recorder's Use)

THE GRANTOR(S), JUAN J. TORRES SR and LUZ M. TORRES A/K/A LUZ M. AROCHIO DIAZ, HUSBAND AND WIFE

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), JUAN J. TORRES AND LUZ M. AROCHO DIAZ REVOCABLE TRUST,

(Grantee's Address) 2312 W. MONTANA AVE, CHICAGO, IL 60647

of the CITY of CHICAGO, County of COOK State of IL

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:

**LOT 34 (EXCEPT THAT LYING NORTHEAST OF A LINE DRAWN FROM A POINT ON THE EAST LINE THEREOF 16 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE NORTH LINE THEREOF 19 FEET WEST OF THE NORTHEAST CORNER THEREOF) AND THAT PART OF THE NORTH AND SOUTH 16 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 31, 32 AND 33 LYING EAST OF AND ADJOININGLY THE EAST LINE OF LOT 34 AND LYING SOUTHERLY OF AND ADJONING A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 34, SAID POINT BEING 19 FEET WEST OF THE NORTHEASTCORNER OF SAID LOT, THROUGH A POINT ON THE LAST LINE OF SAID LOT 34, SAID POINT BEING 16 FEET SOUTH OF THE NORTHEAST CORNER OD SAID LOT, TO THE WEST LINE OF LOT 31 AND THAT PART OF THE WEST 53.89 FEET OF LOTS 31, 32 AND 33, ALL TAKEN AS A TRACT WHICH LIES SOUTH AND WEST OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 31 SAID POINT BEING 73.36 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 33, TO A POINT ON THE EAST LINE OF SAID WEST 53.89 FEET SAID POINT BEING 3.40 FEET NORTH OF THE SOUTH LINE OF SAID LOT 33, ALL IN BLOCK 6 IN DEWARDS J. TINKHAM'S ADDITION TO HOLSTEIN, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 SOUTHWEST OF THE RAILROAD IN SECTION 30 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.**

(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): 14-30-314-054-0000

Property Address: 2312 W. MONTANA AVE, CHICAGO, IL 60647

# UNOFFICIAL COPY

Dated this 15 day of May, 2024

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

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

Juan J. Torres SR (Seal)

Luiz M. Torres (Seal)  
LUZ M. TORRES A/K/A LUZ M. AROCHIO DIAZ

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

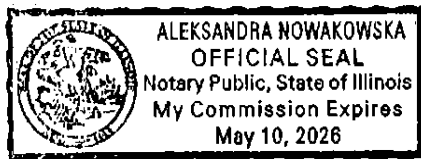
STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JUAN J. TORRES SR and LUZ M. TORRES A/K/A LUZ M. AROCHIO DIAZ, HUSBAND AND WIFE

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 15 day of May, 2024.  
[Signature]  
Notary Public

(Seal)



My commission expires: 5-10-26

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: 5-6-24  
[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).

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 05 | 15 | 20 24

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:

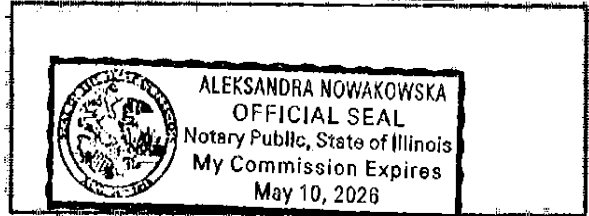
By the said (Name of Grantor): Jan J. Jones

On this date of: 05 | 15 | 20 24

NOTARY SIGNATURE: [Signature]

Aleksandra Nowakowska

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 title to real estate under the laws of the State of Illinois.

DATED: 05 | 15 | 20 24

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:

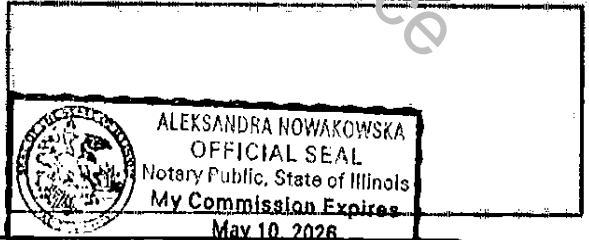
By the said (Name of Grantee): Loz M Ando Dr.

On this date of: 05 | 15 | 20 24

NOTARY SIGNATURE: [Signature]

Aleksandra Nowakowska

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 **SECTION 4** of the **Illinois Real Estate Transfer Act (35 ILCS 200/Art. 31)**)