

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY



2415109030

Mail to:

MANUEL ALVARADO

2453 N. LOWELL AVE.

CHICAGO, IL 60639

Name & Address of Taxpayer:

MANUEL ALVARADO

2453 N. LOWELL AVE.

CHICAGO, IL 60639

Doc# 2415109030 Fee \$88.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/30/2024 2:38 PM

PAGE: 1 OF 3

(Space for Recorder's Use)

THE GRANTOR(S), ANGELICA CARPIO A/K/A ANGELICA CARPIO ALVARADO, a divorced woman not since remarried AND ANGELICA CARPIO AS TRUSTEE OF ANGELICA CARPIO ALVARADO REVOCABLE TRUST dated JANUARY 30, 2019,

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(S) and QUIT CLAIM(S) to THE GRANTEE(S), MANUEL ALVARADO a divorced man not since remarried

(Grantee's Address) 2453 N. LOWELL AVE., CHICAGO, IL 60639

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 43 (EXCEPT THE SOUTH 5 FEET THEREOF) AND THE SOUTH 10 FEET OF LOT 44 IN BLOCK 6 IN KEENEY AND PEMBERTHY'S ADDITION TO PENNOCK, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX



23-May-2024

CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 *

13-27-417-002-0000 | 20240501608459 | 0-436-147-504

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

REAL ESTATE TRANSFER TAX

23-May-2024



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

13-27-417-002-0000

| 20240501608459 | 0-383-096-112

(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): 13-27-417-002-0000

Property Address: 2453 N. LOWELL AVE., CHICAGO, IL 60639

UNOFFICIAL COPY

Dated this 1st day of May, 2024

Angelica Carpio Alvarado (Seal)
ANGELICA CARPIO A/K/A

Angelica Carpio Alvarado (Seal)
ANGELICA CARPIO ALVARADO

Angelica Carpio Alvarado (Seal)
ANGELICA CARPIO AS TRUSTEE OF ANGELICA CARPIO

Angelica Carpio Alvarado (Seal)
ALVARDO REVOCABLE TRUST dated JANUARY 30, 2019

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

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

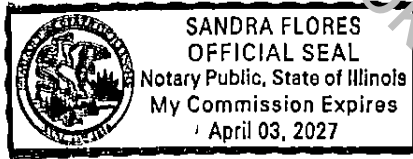
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANGELICA CARPIO A/K/A ANGELICA CARPIO ALVARADO and ANGELICA CARPIO AS TRUSTEE OF ANGELICA CARPIO ALVARADO REVOCABLE TRUST dated JANUARY 30, 2019

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/hcr/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 1st day of May, 2024 .

[Signature]
Notary Public

(Seal)



My commission expires: April 3, 2027

COOK COUNTY ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:
ANTHONY N PANZICA
ATTORNEY AT LAW
2510 W IRVING PARK ROAD STE A
CHICAGO, IL 60618

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.
Date: May 8, 2024
Manuel Alvarado
MANUEL ALVARADO
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

STATEMENT BY GRANTOR AND GRANTEE

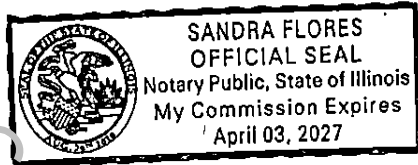
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated May 1, 2024 Signature: X Angelica Carpio Alvarado
Grantor or Agent

Subscribed and sworn to before me by the
said Angelica Carpio
this 1st day of May, 2024

ANGELICA CARPIO A/K/A ANGELICA
CARPIO ALVARADO and Trustee of Angelica
Carpio Alvarado Revocable Trust dated
January 30, 2019

[Signature]
Notary Public



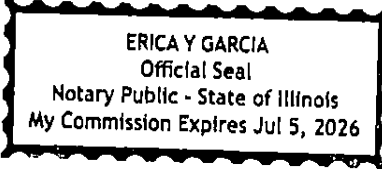
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated May 8, 2024 Signature: Manuel Alvarado
Grantee or Agent

Subscribed and sworn to before me by the
said Manuel Alvarado
this 8th day of May, 2024

Manuel Alvarado

[Signature]
Notary Public



NOTE: 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 Tax Act.]