

QUIT CLAIM DEED

UNOFFICIAL COPY

Doc#: 2415220223 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/31/2024 11:30 AM Pg: 1 of 3

Dec ID 20240501611246

ST/Co Stamp 1-191-327-024 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-810-674-892 City Tax \$0.00

(The space above for Recorder's use only)

**THE GRANTOR**, SERGIO PIZANA, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to **THE GRANTEE**, MELISSA MOLINA MARTINEZ, an unmarried woman, of the City of Chicago, the following described Real Estate situated in Cook County, Illinois, legally described as:

LOT 69 IN WILLIAM ZUETELL'S NORTH 59TH AVENUE SUBDIVISION OF LOTS 17 TO 32 OF BLOCK 2; LOTS 25 TO 40 OF BLOCK 7; LOTS 1 TO 16 OF BLOCK 3 AND LOTS 1 TO 23 OF BLOCK 6 IN BOOTH'S SUBDIVISION OF THE SOUTH 33 1/3 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants conditions and restrictions of record, 2023 & 2024 taxes, and subsequent years, and existing mortgages.

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

County-Illinois transfer stamps exempt under provisions of paragraph e Section 4, Real Estate Transfer Act.

Sergio Pizana  
Buyer/Seller/Representative

Date: 5-22-2024

Permanent Index Number (P.I.N.): 13-29-417-026-0000

Address of Real Estate: 2538 N. Marmora Ave., Chicago, IL 60639

Dated this 22nd day of May, 2024

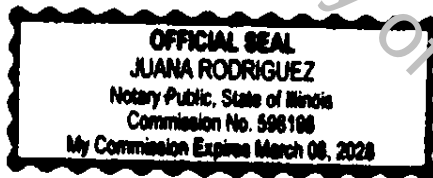
Sergio Pizana (SEAL)  
Sergio Pizana

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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 Sergio Pizana, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 22nd day of May, 2024.



  
Notary Public

This instrument was prepared by:  
Mila Gloria Novak, P.C., Attorneys at Law, 2300 W. Lake St., Melrose Park, IL 60160

**MAIL RECORDED DEED TO:**

Mila Gloria Novak, P.C.  
2300 W. Lake St.  
Melrose Park, IL 60160  
(708) 343-9119

**SEND SUBSEQUENT TAX BILLS TO:**

Melissa Molina Martinez  
2538 N. Marmora Ave  
Chicago, IL 60639

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## 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 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 5-22-2024

Signature: Sergio Pison  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor  
dated 5-22-2024



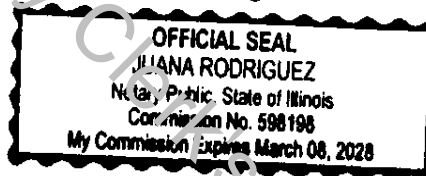
Notary Public Juana Rodriguez

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 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 5-22-2024

Signature: Melissa Madam Martin  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee  
dated 5-22-2024



Notary Public Juana Rodriguez

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).