

UNOFFICIAL COPY

Doc#: 2415823140 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/6/2024 4:11 PM Pg: 1 of 6

Dec ID 20240601622339
City Stamp 1-669-729-584 City Tax \$0.00

ADMINISTRATOR'S DEED

This document prepared by:

Antonio D Flores
CTM Legal Group, LLC
77 W Washington St Ste. 2120
Chicago, Illinois 60602

When recorded mail to:

Beatriz Gonzalez
4125 W 69th Place
Chicago, Illinois 60629

BEATRIZ GONZALEZ, not individually, but as Independent Administrator of the Estate of **FULVIA C. LOERA**, deceased ("Grantor"), by virtue of letters of office to collect the estate of the decedent issued to Grantor on August 28, 2023, by the Circuit Court of Cook County, State of Illinois in Estate of **FULVIA C. LOERA**, Case No. 2023 P 005098 and in exercise of the power of sale and/or transfer granted to Grantor in and by said letters and in pursuance of every other power and authority hereby enabling, and in consideration of the sum of \$10.00 in hand paid, and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby remise, releases, and conveys unto **BEATRIZ GONZALEZ**, a married woman, whose address is 4125 W 69th Place, Chicago, Illinois 60629, **BERNARDO LOERA**, a divorced and not since remarried man, whose address is 3702 S Honore Street, Chicago, Illinois 60609, and **MARCO LOERA**, a divorced and not since remarried man, whose address is 3702 S Honore Street, Chicago, Illinois 60609, as tenants in common, the following described real estate situated in Cook County, Illinois:

LOT 51 IN BLOCK 31 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3706 S Honore Street, Chicago, Illinois 60609
Tax Identification Number: 17-31-418-027-0000

Together with the tenements and appurtenances thereto belonging.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

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SUBJECT TO covenants, conditions and restrictions of record; easements, rights-of-way, mineral conveyances granted or reserved of record, if any; special assessments, if any; general real estate taxes for the year 2024 and subsequent years.

Dated: 28 May 2024

Beatriz Gonzalez
BEATRIZ GONZALEZ, as Independent
Administrator of the Estate of Fulvia C. Loera

STATE OF ILLINOIS
COUNTY OF Cook

SS:

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Beatriz Gonzalez, Independent Administrator of the Estate of Fulvia C. Loera, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

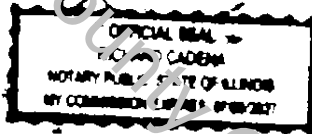
Subscribed and sworn to before me by the said Grantor, Beatriz Gonzalez as Independent Administrator of the Estate of Fulvia C. Loera

this 28 day of May, 2024

NOTARY PUBLIC RICHARD CAJENA Richard Cajena

Mail Subsequent Tax Bills to:

Beatriz Gonzalez
4125 W 69th Place
Chicago, Illinois 60629



Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

By: [Signature] Date: 6.6.24

REAL ESTATE TRANSFER TAX		06-Jun-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

17-31-418-027-0000 | 20240601622339 | 1-669-729-584

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

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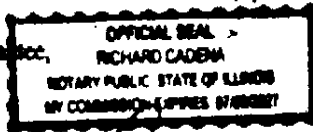
The Grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date: 28-MAY-2024

Beatriz A. G.
BEATRIZ GONZALEZ

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Subscribed and sworn to before me by the said Grantee,



Date: 28-May-2024

NOTARY PUBLIC RICHARD CADENA

My Commission Expires: 07/09/2025

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

GRANTOR/GRANTEE STATEMENT

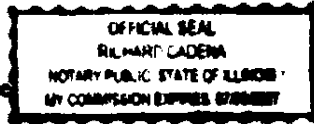
UNOFFICIAL COPY

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 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: 28-May-2024

Marco Loera
MARCO LOERA

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



Subscribed and sworn to before me by the said Grantee

Dated: 28-May-2024

NOTARY PUBLIC Richard Cadena

My Commission Expires 28-May-2024

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

GRANTOR/ GRANTEE STATEMENT

UNOFFICIAL COPY

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 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.

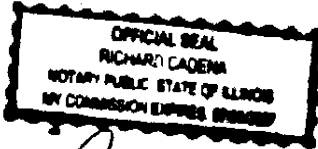
Dated: 28-May-2024

Bernardo Loera
BERNARDO LOERA

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Subscribed and sworn to before me by the said Grantee,

Dated: 28-May-2024



NOTARY PUBLIC RICHARD CAGENA / Richard Cagena

My Commission Expires 08/08/2027

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

GRANTOR/GRANTEE STATEMENT

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STATEMENT BY GRANTOR AND GRANTEEES

The Grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed assignment of beneficial interest in 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: 28-MAY-2024

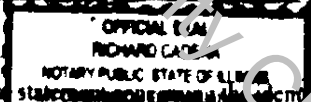
Beatriz Gonzalez
BEATRIZ GONZALEZ, Independent
Administrator for THE ESTATE OF
FULVIA C. LOERA

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Subscribed and sworn to before me by the said Grantor,

Dated: 28-May-2024

NOTARY PUBLIC Richard Cabrera
Richard Cabrera
My Commission Expires: 07/09/2027



NOTE: Any person who knowingly submits a false statement on behalf 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.)

GRANTOR/ GRANTEE STATEMENT