

UNOFFICIAL COPY

QUIT CLAIM DEED Joint Tenancy (Illinois)

Doc#: 2416430092 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/12/2024 3:25 PM Pg: 1 of 3

Dec ID 20240601620516
ST/Co Stamp 1-333-753-136 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-066-547-056 City Tax \$0.00

Mail to:

Clara Hernandez nka Clara Flores and
Juan Razo
4825 West Newport Avenue
Chicago, IL 60641

Name & address of taxpayer:

Clara Hernandez nka Clara Flores and
Juan Razo
4825 West Newport Avenue
Chicago, IL 60641

THE GRANTOR(S) Moises Flores and Clara Hernandez nka Clara Flores, husband and wife of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Clara Hernandez nka Clara Flores, married to Moises Flores and Juan Razo married to Maria Razo not as tenants in common, but as JOINT TENANTS, of 4825 West Newport Avenue, Chicago, IL 60641 (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN THE SUBDIVISION OF LOT 37 (EXCEPT THE SOUTH 133 FEET AND EXCEPT THE NORTH 33 FEET THEREOF FOR OPENING NEWPORT AVENUE) IN BARTLETT'S SUBDIVISION OF THE SOUTH 2/3 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 not as tenancy in common, but in JOINT TENANCY forever.

Permanent index number(s) 13-21-407-036-0000
Property address: 4825 West Newport Avenue, Chicago, IL 60641
DATED this 30th day of May, 2024.

Mail To: 10/2
Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148
(630)317-0049

2123-1253HZK

Clara Hernandez

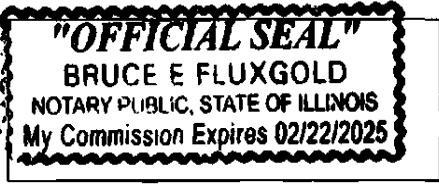
NKA Clara Flores
Clara Hernandez nka Clara Flores

Moises Flores
Moises Flores

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QUIT CLAIM DEED Joint Tenancy (Illinois)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Moises Flores and Clara Hernandez nka Clara Flores



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 30th day of May, 2024.

Notary

COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35 ILCS 200/31-45, PROPERTY TAX CODE.

DATE: May 30, 2024

Buyer, Seller, or Representative: Moises Flores
Moises Flores

NAME AND ADDRESS OF PREPARER:

Blake A. Rosenberg
Attorney at Law
1300 Iroquois Avenue, Ste. 210
Naperville, IL 60563

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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 5-30, 2024

Signature: Moises Flores
Moises Flores

Subscribed and sworn before me by
Moises Flores
This 30th day of May,
2024.

[Signature]
Notary Public



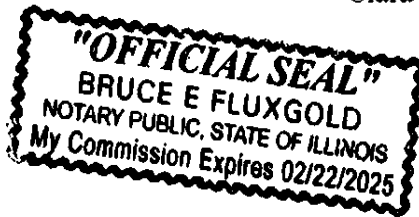
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 5-30, 2024

Signature: Clara Hernandez
Clara Hernandez

Subscribed and sworn before me by
Clara Hernandez
This 30th day of May,
2024.

[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, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)