

# UNOFFICIAL COPY

Doc#: 2417702183 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/25/2024 1:07 PM Pg: 1 of 4

Dec ID 20240601636527

ST/Co Stamp 0-529-187-632 ST Tax \$0.00 CO Tax \$0.00

## QUIT CLAIM DEED

(Individual to Individuals)

THE GRANTOR(S), **Gabriel Diaz, an unmarried man**, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, does REMISE, CONVEY AND QUITCLAIM to: **Gabriel Diaz, an unmarried man, and Tiffany San Miguel, an unmarried woman**, and of Cook County, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 2 in Balcerak's Resubdivision of the South 120 feet of Lot 121 in Cicero Avenue Acres, being a Subdivision of the South East 1/4 of Section 21, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

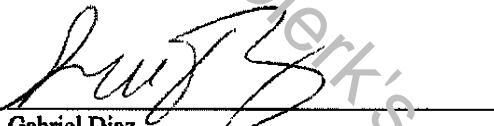
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises forever.

Permanent Index Number: 24-21-410-022-0000

Property Address: 11620 S. Lawler Ave., Alsip, IL 60803

Dated this 22 day of April, 2024

GRANTOR(S):

  
\_\_\_\_\_  
Gabriel Diaz

*[Notarization page attached]*

**Fidelity National Title OC24010785a**

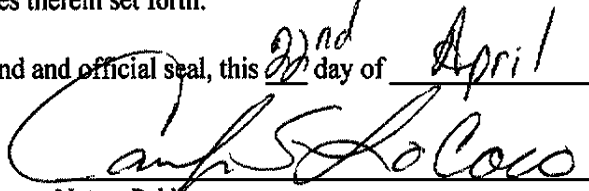
**VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX**

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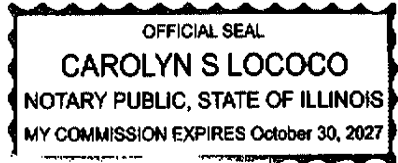
STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in the State and County identified above, DO HEREBY CERTIFY, that **Gabriel Diaz**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22<sup>nd</sup> day of April, 2024

  
Notary Public

My Commission Expires 10/30/27

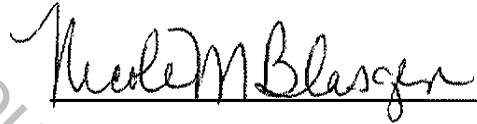


**Prepared by:**  
Niko G. Marneris, Esq.  
10661 S. Roberts Rd., Suite 107  
Palos Hills, IL 60465

**EXEMPT** under provisions under provisions of Paragraph  
(e) Section 31-45, Property Tax Code.

Date: 4-22-24

**Mail to:**  
Gabriel Diaz and Tiffany San Miguel  
11620 S. Lawler Ave.  
Alsip, IL 60803

  
Buyer / Seller Representative

**Name and Address of Taxpayer:**  
Gabriel Diaz and Tiffany San Miguel  
11620 S. Lawler Ave.  
Alsip, IL 60803

VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX

Property of Cook County Clerk's Office

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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 **grantor** 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.

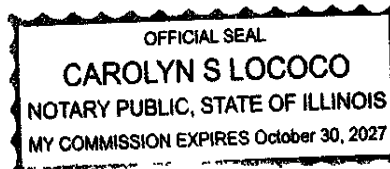
Dated 22 April, 2024

Signature

[Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said Gabriel Diaz  
This 2nd day of April, 2024  
Notary Public [Handwritten Signature]



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 total estate under the laws of the State of Illinois.

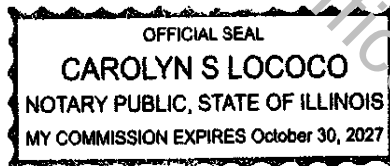
Date April 22, 2024

Signature:

[Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said Tiffany San Miguel  
This 2nd day of April, 2024  
Notary Public [Handwritten Signature]



**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.



Attached 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.)

VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

24-Jun-2024

		<b>COUNTY:</b>	0.00
		<b>ILLINOIS:</b>	0.00
		<b>TOTAL:</b>	0.00
24-21-410-022-0000	20240601636527	0-529-187-632	

Property of Cook County Clerk's Office