

# UNOFFICIAL COPY

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CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/2/2024 2:40 PM Pg: 1 of 5

Dec ID 20240601637106

## QUITCLAIM DEED

PAGE 1 OF 2

THE GRANTORS, NELSON PEREZ AND ALINA PEREZ, HUSBAND AND WIFE, BY TENANCY OF THE ENTIRETY.

of the Village of Lincolnwood, County of Cook, State of ILLINOIS, for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, QUITCLAIMS AND WARRANTS to grantee, NELSON PEREZ, all interest in the following described real estate in the County of Cook, State of ILLINOIS, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The premises commonly known as: 6430 N. Kenning Ave, Lincolnwood, IL 60712

Permanent Index Number (PIN): 10-34-319-016-00.0

Exempt under provisions of Section 4, Paragraph (e) of the Real Estate Transfer Tax Act.

06/24/2024, 2024 \* Nelson Perez  
Nelson Perez

\* Nelson Perez  
Nelson Perez as Plenary Guardian of the Estate of Alina Perez

The legal description contained on this document was not independently verified through title research or a title insurance company, per the request of the client, and is based solely upon the last recorded deed or other documentation provided by the client.

IN WITNESS WHEREOF, the grantors have hereunto set their hand on 06/22/2024, 2024

\* Nelson Perez  
Nelson Perez

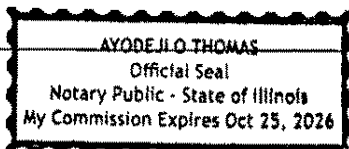
\* Nelson Perez  
Nelson Perez as Plenary Guardian of the Estate of Alina Perez

State of Illinois )  
) ss.  
County of COOK )

Subscribed and sworn to before me on JUN 22, 2024

A. Thomas  
Notary Public

THIS DOCUMENT PREPARED BY:  
AMY DELANEY, ESQ.  
DDV LAW, LTD.  
14524 JOHN HUMPHREY DRIVE  
ORLAND PARK, IL 60462





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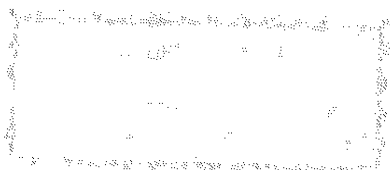
**Exhibit "A"**  
Legal Description

PARCEL 1: LOT 63 IN 3RD CICERO-DEVON ADDITION, A SUBDIVISION OF THE NORTH 25 ACRES OF THE SOUTH 35 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE POINT 1481 1/2 FEET SOUTH OF NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, AND RUNNING THENCE EAST 388 FEET, THENCE SOUTH 560 FEET, THENCE WEST 388 FEET TO WEST LINE OF SAID SECTION AND THENCE NORTH ON SAID LINE TO POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EAST 1/2 OF THE VACATED 16 FOOT PUBLIC ALLEY WEST OF AND ADJOINING LOT 63 AFORESAID.

The premises commonly known as: 6430 N. Keating Ave, Lincolnwood, IL 60712

Permanent Index Number (PIN): 10-34-319-016-0000

Property of Cook County Clerk's Office



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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name or 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.

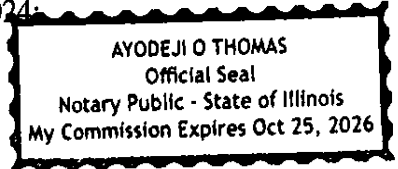
Dated on 06/22, 2024

Grantor: \* Nelson Perez  
Nelson Perez

\* Nelson Perez  
Nelson Perez as Plenary Guardian of the Estate of Alina Perez

SUBSCRIBED AND SWORN TO BEFORE ME ON June 22, 2024:

A Thomas  
Notary Public



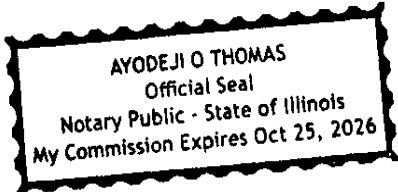
The grantee or their agent affirms that, to the best of their knowledge, the name or the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 on 06/22, 2024

Grantees: \* Nelson Perez  
NELSON PEREZ

SUBSCRIBED AND SWORN TO BEFORE ME ON June 22, 2024:

A Thomas  
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.

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's \_\_\_\_\_ Nelson Perez and Alina Perez \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ 6430 N. Keating Ave \_\_\_\_\_  
\_\_\_\_\_ Lincolnwood, IL 60712 \_\_\_\_\_  
Telephone No.: \_\_\_\_\_  
Attorney or Agent: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_  
Property Address: \_\_\_\_\_ 6430 N. Keating Ave \_\_\_\_\_  
\_\_\_\_\_ Lincolnwood, IL 60712 \_\_\_\_\_  
Property Index Number (PIN): \_\_\_\_\_ 10-34-319-016-0000 \_\_\_\_\_  
Water Account Number: \_\_\_\_\_ 005298-000 \_\_\_\_\_  
Date of Issuance: \_\_\_\_\_ 06/27/2024 \_\_\_\_\_

VILLAGE OF LINCOLNWOOD

By: John Risko  
John Risko  
Finance Director

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.