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Doc#. 2418414775 Fee: \$107.00 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 ar a valuable consideration in hand paid, QUITCLAIMS AND WARRANTS to grantee, NELSON PEREZ. 41 interest in the following described real estate in the County of Cook, State of ILLINOIS, together with all tan 310'c 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. Kerung Ave, Lincolnwood, IL 60712	
Permanent Index Number (PIN): 10-34-319-016-00/0	

Exempt under provisions of Section 4, Paragraph (e) of th	e Re il Estate Transfer Tax Act
	t it at 25 are 17 anset 1 at 17 ct.
06/22/2024, 2024 th N. Mars /2	Nelson Fr
Nelson Perez	Nelson Ferez as Plenary Guardian of the
	Estate of Alina Perez

Neison Perez	Estate of Alina Perez
The legal description contained on this document company, per the request of the client, and is based client.	was not independently verified through the research or a title insural solely upon the last recorded deed or other documentation provided by
IN WITNESS WHEREOF, the grantors have	hereunto set their hand on by 25. 4
* Nelson Es	* Nelson Es
Nelson Perez	Nelson Perez as Plenary Guardian c. the Estate of Alina Perez
State of Illinois)	
County of <u>Cook</u>)	
Subscribed and sworn to before me on JUI	THIS DOCUMENT PREPARED BY: AMY DELANEY, ESQ. DDV LAW, LTD. 14524 JOHN HUMPHREY DRIVE ORLAND PARK, IL 60462

AYODE JI O THOMAS Official Seal Notary Public - State of Illinois My Commission Expires Oct 25, 2026 2418414775 Page: 2 of 5

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PAGE 2 of 2
IN WITNESS WHEREOF, the Grantors aforesaid has transferred and the Grantees have hereunto affixed signature on this 22 DAY of
0.5
NELSON PEREZ
NELSON FEREZ
State of Illinois)) ss.
NELSON PEREZ State of Illinois) ss. County of

I, the undersigned, Notary Public, certify Nelson Perez personally known to me to be the same person who signed the foregoing instrument, appeared before me on ________, 2024, in person, and acknowledged that this instrument was signed and delivered as a free and voluntary act, for the uses and purposes therein set forth.

Notary Public

MAIL TO:

AMY DELANEY, ESQ. DDV LAW LTD. 14524 JOHN HUMPHREY DRIVE ORLAND PARK, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

AYODEJI O THOMAS Official Seal Notary Public - State of Illinois My Commission Expires Oct 25, 2026

NELSON PEREZ 6430 N. KEATING AVE LINCOLNWOOD, IL 60712 2418414775 Page: 3 of 5

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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

per (F. Olyman Clents 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 <u>p6/22</u> , 2024	
Grantor: X Nelson Perez	Nelson Perez as Plenary Guardian of the Estate of Alina Perez
SUBSCRIBED AND SWORN TO BEFORE ME ON	June 22 , 2024:
Notary Public	AYODEJI O THOMAS Official Seal Notary Public - State of Illinois My Commission Expires Oct 25, 2026
The grantee or their agent affirms that, to the best of their the deed or assignment of beneficial interest in a land corporation or foreign corporation authorized to do busin Illinois, a partnership authorized to do business or acquire entity recognized as a person and authorized to do busines of the State of Illinois.	I trust is either a natural person, an Illinois ness or acquire and hold title to real estate in and hold title to real estate in Illinois, or other
Dated on	- TSO
Grantees: X Nelson Perez	
SUBSCRIBED AND SWORN TO BEFORE ME ON	June 22 , 2024:
Notary Public	AYODEJI O THOMAS Official Seal Notary Public - State of Illinois
	Notary Public - State Oct 25, 2026

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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AND WHEN RECORDED RETURN TO:	

THIS INSTRUMENT PREPARED BY

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

The undersigned. Cirector 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 Peroz and Alina Perez
Mailing Address:	6430 N. Keating Ave
	Lincolnwood, IJ 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

bu Risko

John Risko

Finance Director