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2420410009

QUIT CLAIM DEED Statutory (Illinois)

Mail To:

White Oak Tree Properties LLC
12136 South Nagle Avenue
Palos Heights Illinois, 60463

Doc# 2420410009 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/22/2024 10:00 AM

PAGE: 1 OF 3

Name & Address of Taxpayers:

White Oak Tree Properties LLC
12136 South Nagle Avenue
Palos Heights Illinois, 60463

Grantors, **SERGIO DANIEL PEDROZA** and **DENISE SANDOVAL**, husband and wife, of the City of Palos Heights, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and quit claim to Grantee, **WHITE OAK TREE PROPERTIES LLC**, a limited liability company authorized to do business in the State of Illinois, of 6036 West 26th Street, Town of Cicero, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

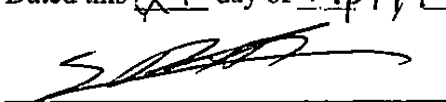
LOTS 23 AND 24 IN T.P. PHILLIP'S BOULEVARD SUBDIVISION OF BLOCK 31 AND THE EAST 33 FEET OF BLOCK 30 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 forever.

Permanent Index Number: 16-29-130-039-0000
Address of Real Estate: 6034-6036 West 26th Street, Cicero, Illinois 60804

This conveyance is exempt under the provisions of Paragraph (e) Section 31-45, Property Tax Code.

Dated this 29th day of April, 2024.


Sergio Daniel Pedroza

REAL ESTATE TRANSFER TAX

22-Jul-2024

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

16-29-130-039-0000

| 20240701658719 | 0-754-744-112

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Town of Cicero



Address: 6034-36 W 26TH ST

Date: 07/15/2024

Stamp #: 2024-10574

By: kmurray1

Real Estate Transfer Tax

\$50.00

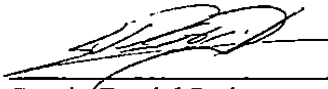
Payment Type: Credit

Compliance #: Exempt

Exempt

UNOFFICIAL COPY

Dated this 29th day of April, 2024.



Sergio Daniel Pedroza



Denise Sandoval

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **SERGIO DANIEL PEDROZA** and **DENISE SANDOVAL**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of April, 2024.

My Commission expires 08/30/2027



Notary Public



This document prepared by:
Estela R. Unzueta
Unzueta Law Group, P.C.
115 West Main Street
Bensenville, IL 60106

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: April 1 29 1, 20 24

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Elizabeth Flores

By the said (Name of Grantor): Sergio Daniel Pedroza

On this date of: April 29 1, 20 24

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: April 1 29 1, 20 24

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

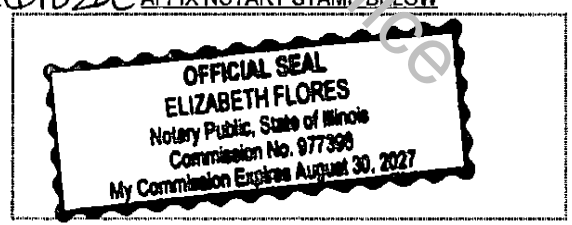
Subscribed and sworn to before me, Name of Notary Public: Elizabeth Flores

By the said (Name of Grantee): Sergio Daniel Pedroza

On this date of: April 29 1, 20 24

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)