

UNOFFICIAL COPY



QUIT-CLAIM DEED

Doc# 2420711073 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 7/25/2024 4:08 PM
PAGE: 1 OF 3

The Grantors,
Juan P Guerrero
Bianca L Guerrero

After Recording Return To:
12843 Blossom Drive
Alsip, Illinois 60803-2765

SPACE ABOVE THIS LINE FOR RECORDER USE

- Juan P Guerrero, Divorced, not since Remarried
- Bianca L Guerrero, Divorced, not since Remarried
Of Alsip, IL, County of Cook, State of Illinois,
For the Consideration of Ten (\$10.00) DOLLARS and other valuable considerations in hand paid.
CONVEYS and QUIT-CLAIM(S) to:

JUAN P GUERRERO of 12843 Blossom Drive Alsip, IL. 60803

The following Described Real Estate Situated in the County of Cook, State of Illinois, to wit: hereby
Releasing and Waiving all Rights Under and by Virtue of the Homestead Exempt Laws of the State
of Illinois.

SUBJECT TO: General Taxes for 2023 and Subsequent Years and Covenants and Restrictions of
Record.

LEGAL DESCRIPTION:

Lot 12 IN BLOCK 5 IN LARABIE SQUARE NO. 3 UNIT 1, PHASE 3, BEING SUBDIVISION OF PART OF
THE NORTH 1/2 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

Tax Parcel Number: 24-34-115-046-0000

Address(es) of Real Estate: 12843 W Blossom Drive Alsip, IL. 60803-2765

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

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REAL ESTATE TRANSFER TAX

25-Jul-2024



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

24-34-115-046-0000

| 20240701858558 | 0-494-851-184

DATED this 30th day of June 2024

Juan P Guerrero
Juan P Guerrero

Bianca L Guerrero
Bianca L Guerrero

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 4

STATE OF ILLINOIS

Ss:

COUNTY OF COOK

Date 7/25/24 Sign. Juan P Guerrero

The Undersigned a NOTARY PUBLIC in and foresaid County in the State of foresaid, DO HEREBY CERTIFY: Juan P Guerrero, divorced not since Married and Bianca L Guerrero, divorced not since remarried. Known to me to be the Same Person(s) whose name are subscribed to the foregoing instrument, appeared before me on this day in person, and acknowledged that they signed, sealed and delivered the said instrument of their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the Right of Homestead.

This Deed is Exempt from Real Estate Transfer Taxes pursuant to section 31-45, Paragraph E of the Illinois Real Estate Transfer Law.



Dated JUN 30 2024

Given under my hand and official seal this day of _____

My Commission Expires 04/17/2025

Angel Zapata
Angel Zapata - Notary Public

Prepare by
ANGEL ZAPATA
10647 S Polaski Rd
Chicago, IL 60655
Tel: 773-233-9796

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

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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: JULY | 18 |, 20 24

SIGNATURE: Bianca L Guerrero
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:

ANGEL ZAPATA

By the said (Name of Grantor): BIANCA L GUERRERO

AFFIX NOTARY STAMP BELOW

On this date of: JULY | 18 |, 20 24

NOTARY SIGNATURE: Angel Zapata



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: JULY | 18 |, 20 24

SIGNATURE: Juan P Guerrero
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:

ANGEL ZAPATA

By the said (Name of Grantee): JUAN P GUERRERO

AFFIX NOTARY STAMP BELOW

On this date of: JULY | 18 |, 20 24

NOTARY SIGNATURE: Angel Zapata



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)**)

rev. on 10.17.2016

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