

UNOFFICIAL COPY

Quit Claim Deed
Statutory (ILLINOIS)
General

Doc#: 2420830017 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/26/2024 9:28 AM Pg: 1 of 3

Dec ID 20240701653210
ST/Co Stamp 1-348-732-720 ST Tax \$0.00 CO Tax \$0.00

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

24165852

GRANTOR(S): ALEJANDRO BAEZ GUADA, and KATHLEEN GUADA, both divorced individuals not since remarried

Above Space for Recorder's Use Only

of the Village of Palatine, County of Cook, State of IL for and in consideration of (\$10.00) TEN & -----
00/100 DOLLARS, in hand paid, **CONVEYS and QUIT CLAIMS UNTO** to

KATHLEEN K GUADA, divorced and not since remarried, of 251 Park Drive, Palatine, IL 60067

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 67 IN PLUM GROVE ESTATES UNIT NO. 4, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN SECTIONS 1 AND 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

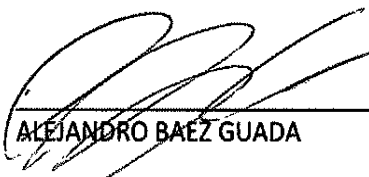
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO:* General taxes for 2024 and subsequent years. Covenants, conditions and restrictions of record.

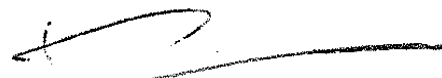
Permanent Index Number (PIN): **02-35-311-002-0000**

Address (es) of Real Estate: **251 Park Drive, Palatine, Illinois 60067**

Dated on this 11 day of July 2024


ALEJANDRO BAEZ GUADA

(Seal)


KATHLEEN GUADA

(Seal)

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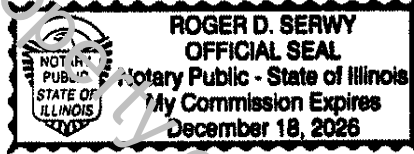
State of Illinois, County of Cook ss,

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **ALEJANDRO BAEZ GUADA, and KATHLEEN GUADA, both divorced individuals not since remarried,** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/he/they signed, sealed and delivered the said instrument as his/her/their 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, on this 11 day of July, 2024.

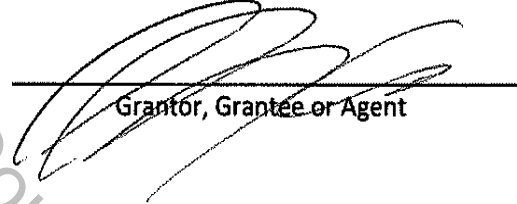
Commission expires: 12-18-2026


Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH 4[E], SECTION 35 ILCS 200/31-45, REAL ESTATE TRANSFER ACT.

Date: July 11 2024


Grantor, Grantee or Agent

This instrument was prepared by:

Thaddeus S. Kowalczyk, Attorney at Law, 6052 West 63rd St., Chicago, Illinois 60638-4342

MAIL TO & SEND SUBSEQUENT TAX BILLS TO:

Kathleen K Guada
251 Park Drive
Palatine, IL 60067

REAL ESTATE TRANSFER TAX		22-JUL-2024
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
02-35-311-002-0000		20240701653210 1-348-732-720

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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 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 ILLINOIS.

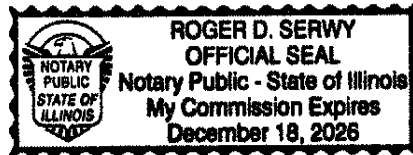
Dated JULY 11 2024

SIGNATURE _____

Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR this 11 (th) day of JULY, 2024.

Notary Public Roger D. Serwy



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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.

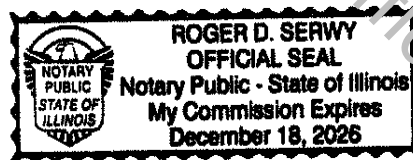
Dated: JULY 11 2024

SIGNATURE _____

Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 11 (th) day of JULY, 2024.

Notary Public Roger D. Serwy



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.