

UNOFFICIAL COPY

Prepared By:
Carolina Mosquera
224 Butternut Ln
Streamwood, IL 60107



Doc# 2421807018 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 8/5/2024 2:54 PM
PAGE: 1 OF 7

After Recording Return To:
ROGER ROBAYO
2042 N 73RD AVE
ELMWOOD PARK, IL, 60707

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 3, 2021, THE GRANTOR(S),

- ROGER ROBAYO, a married person,
- ALEXANDER ROBAYO, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S).

- ROGER ROBAYO, a married person, residing at 2042 N. 73rd Ave, Elmwood Park, IL, 60707.
- LAURA A. RODRIGUEZ, a married person, residing at 2042 N. 73rd Ave, Elmwood Park, IL, 60707.

the following described real estate, situated in an unincorporated area in the County of COOK, State of Illinois

Legal Description: See attached Exhibit A

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.


Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Tax Parcel Number: 12-36-229-034-0000

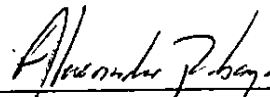
Mail Tax Statements To:
ROGER ROBAYO
2042 N 73RD AVE
ELMWOOD PARK, IL, 60707

Grantor(s) Signatures:



ROGER ROBAYO
2042 N 73RD AVE
ELMWOOD PARK, IL, 60707


DATED: 9/21/2021



ALEXANDER ROBAYO
2042 N 73RD AVE
ELMWOOD PARK, IL, 60707

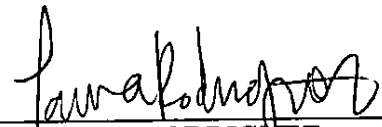
DATED: 9/21/2021

Grantee(s) Signatures:



ROGER ROBAYO
2042 N 73RD AVE
ELMWOOD PARK, IL, 60707

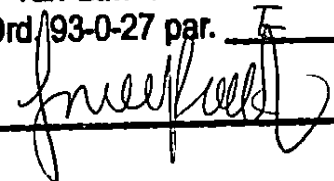
DATED: 9/21/2021



LAURA A. RODRIGUEZ
2042 N 73RD AVE
ELMWOOD PARK, IL, 60707

DATED: 9/21/2021

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 3 and Cook County Ord/93-0-27 par. 5

Date 08-05-2024 Sign. 

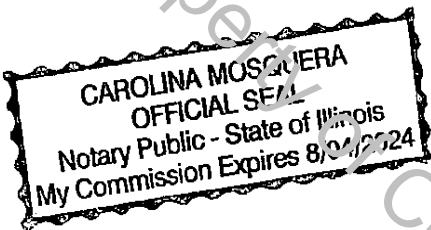
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 21 day of September 2021, by ROGER ROBAYO, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:



A handwritten signature in cursive script, appearing to read "Carolina Mosquera".

Notary Public

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 21 day of September 2021, by ALEXANDER ROBAYO, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed, and delivered in the presence of:



A handwritten signature in cursive script, appearing to read "Carolina Mosquera".

Notary Public

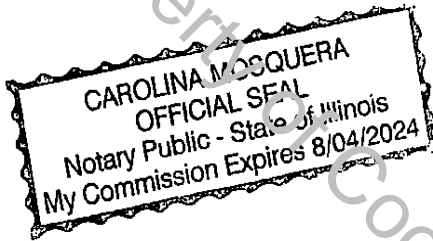
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 21 day of September 2021, by LAURA A. RODRIGUEZ, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed, and delivered in the presence of:



Carolina Mosquera

Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 2042 N. 73rd Ave
Elmwood Park, Illinois, 60707

Legal Description:

THE SOUTH 33.33 FEET OF LOT 46 IN MONT CLARE HILLSIDE SUBDIVISION OF THE OF SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 05-Aug-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

12-38-229-034-0000 | 20240801639570 | 1-913-681-712

Property of Cook County Clerk's Office

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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: 09 | 21 | 2021

SIGNATURE: Alexander Robayo
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:

By the said (Name of Grantor): Alexander Robayo

On this date of: 09 | 21 | 2021

NOTARY SIGNATURE: Carolina Mosquera

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: 09 | 21 | 2021

SIGNATURE: Roger Robayo
GRANTEE or AGENT

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

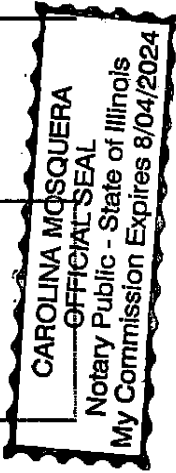
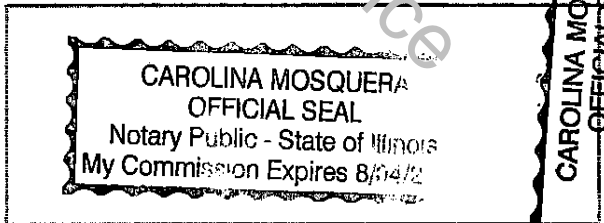
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Roger Robayo

On this date of: 09 | 21 | 2021

NOTARY SIGNATURE: Carolina Mosquera

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)**)

UNOFFICIAL COPY

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: 09 | 21 | 2021

SIGNATURE: _____

GRANTOR or AGENT

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

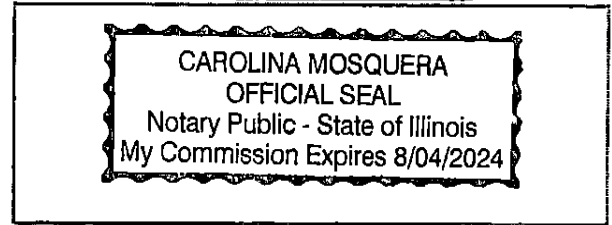
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Roger Robayo

On this date of: 9 | 20 | 2021

NOTARY 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: 09 | 21 | 2021

SIGNATURE: _____

GRANTEE or AGENT

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

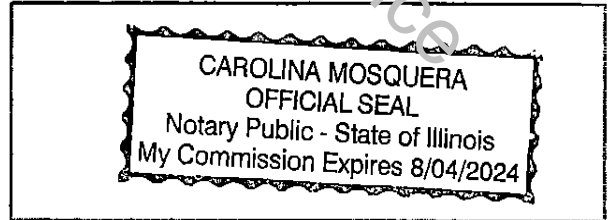
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Laura A Rodriguez

On this date of: 09 | 21 | 2021

NOTARY 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.

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