

24-02540-PT

UNOFFICIAL COPY

PREPARED BY:

Law Offices of Alan J. Bernstein, Ltd.
Two Northfield Plaza
Suite 208
Northfield, Illinois 60093

2/3

Doc#: 2422828010 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/15/2024 9:04 AM Pg: 1 of 4

RETURN TO:

Dennis J. DaPrato, Esq.
7507 West Belmont Avenue
Chicago, Illinois 60634

Dec ID 20240801672688
ST/Co Stamp 1-120-161-584 ST Tax \$0.00 CO Tax \$0.00
City Stamp 0-046-419-760 City Tax \$892.50

Grantee's Address and
SEND TAX BILL TO:

Anthony Regalado
3249 South Throop
Chicago, Illinois 60608

QUIT CLAIM DEED

The Grantors, Anthony Regalado, an unmarried man, and Jennifer Bulvan, an unmarried woman
A.

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and quit claims to Anthony Regalado, an unmarried man of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, and the State of Illinois, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

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

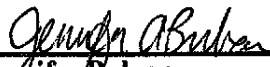
SUBJECT TO: General Real Estate Taxes for 2023 and 2024 and subsequent years; covenants, conditions, and restrictions of record; zoning and building laws and ordinances, roads and highways, if any, and public utilities.

Permanent Index Number: 17-32-110-052-0000

Property Address: 3249 South Throop Street, Chicago, Illinois 60608

Dated this 6th day of August, 2024

Dated this 6th day of August, 2024


Jennifer Bulvan
A.


Anthony Regalado

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that ^{A.} **Jennifer Bulvan**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

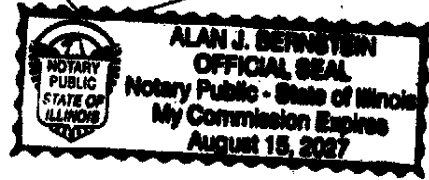
Given under my hand and Notarial Seal this 6th day of August, 2024

~~EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.~~

~~Date: 8/6, 2024~~

~~_____
Signature of Buyer, Seller or Representative~~

~~_____
Notary Public~~



STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that **Anthony Regalado**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

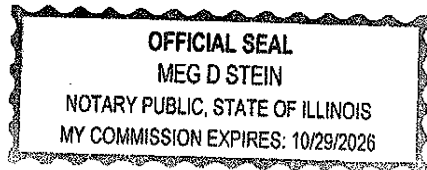
Given under my hand and Notarial Seal this 8 day of August, 2024

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: _____, 2024

Signature of Buyer, Seller or Representative

Meg D Stein
Notary Public



UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION
3249 SOUTH THROOP, CHICAGO, ILLINOIS 60608
17-32-110-052-0000

THE SOUTH 14.5 FEET OF LOT 44 AND ALL OF LOT 45 IN BLOCK 8 IN SPRINGER AND FOX'S ADDITION TO CHICAGO, IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MEDIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

PREMIER TITLE
1000 JORIE BLVD, SUITE 136
OAK BROOK, IL 60523
630-571-2111

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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 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 8-14-24

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent
THIS 14th DAY OF August
24

NOTARY PUBLIC [Signature]



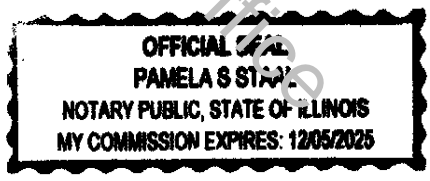
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 8-14-24

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent
THIS 14th DAY OF August
24

NOTARY PUBLIC [Signature]



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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]