

QUIT CLAIM DEED
Tenancy by the Entirety (Illinois)

UNOFFICIAL COPY



Doc#: 0328741032
Eugene "Gene" Moore Fee: \$38.00
Cook County Recorder of Deeds
Date: 10/14/2003 12:34 PM Pg: 1 of 8

Mail to:
Arturo Quezada
Maria Quezada
1847 South 56th Court
Cicero, Illinois 60804

Name & address of taxpayer:
Arturo Quezada
Maria Quezada
1847 South 56th Court
Cicero, Illinois 60804

new title 178178B

THE GRANTOR(S) Ricardo Perez, a single man, and Maria Quezada, married to Arturo Quezada,
of the City of _____, County of _____ and State of Illinois, for and in consideration of
TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Arturo Quezada and Maria Quezada, of 1847 South 56th Court, Cicero, Illinois 60804
(address), husband and wife, as tenants by the entirety, all interest in the following described real estate situated in the
County of Cook, in the State of Illinois, to wit:

LOT 21 (EXCEPT THE NORTH 90 FEET THEREOF) IN KIRCHMANS SECOND ADDITION TO WARREN PARK, BEING A
SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 3/4 OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or as tenants in common, but as
TENANTS BY THE ENTIRETY.

Permanent index number(s) 16-20-416-019-0000
Property address: 1847 South 56th Court, Cicero, Illinois 60804

DATED this 25 day of September, 2003.

Ricardo Perez
Ricardo Perez

MARIA QUEZADA
Maria Quezada

Exempt
By Town Ordinance
Town of Cicero
By NV 10/2/03

8

QUIT CLAIM DEED **UNOFFICIAL COPY**

Tenancy by the entirety (Illinois)

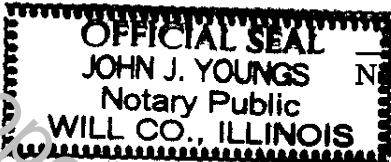
State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ricardo Perez and Maria Quezada



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 25 day of September, 2003.

Commission expires
6 OCT 2004



Notary Public

COUNTY- ILLINOIS TRANSFER TAX EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: September _____, 2003

Buyer, Seller, or Representative: Ricardo Perez
Ricardo Perez

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Blake A. Rosenberg, Attorney at Law
2867 Ogden Avenue
Lisle, IL 60532

Cook County Clerk's Office

UNOFFICIAL COPY

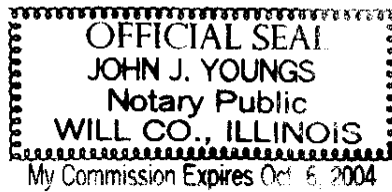
STATEMENT BY GRANTOR AND GRANTEE

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 of Illinois.

Dated September 25, 2003

Signature: *Ricardo Percz*
Ricardo Percz

Subscribed and sworn before me by
This 25 day of September,
2003.



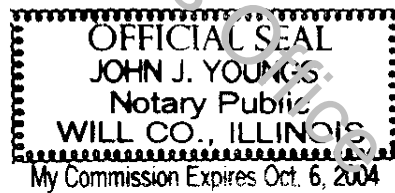
John J. Youngs
Notary Public

The grantee or his agent affirms and verifies 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 of Illinois.

Dated September 25, 2003

Signature: *MARIA QUEZADA*
Maria Quezada

Subscribed and sworn before me by
This _____ day of September,
2003.



John J. Youngs
Notary Public

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, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Date: 09/25/03

To: Law Title Insurance Company, Inc.

RE: Your file 178178B

Property Address: 1847 Souht 56TH Court, Cicero, Illinois 60804

I, the undersigned, understand that I am signing a Quit Claim deed transferring my ownership of the property commonly known as 1847 Souht 56TH Court, Cicero, Illinois 60804 to Arturo Quezada and Maria Quezada.

I understand that by signing this deed I will no longer own the property referenced above..

In addition, my signature on this document should be considered confirmation that I am owed no money in exchange for the deed.

Ricardo Perez

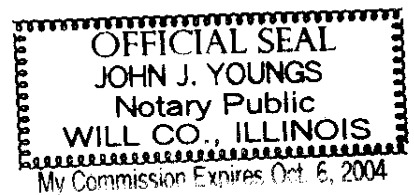
Ricardo Perez

State of Illinois, County of _____, ss.

I, the undersigned, a Notary Public in and for said state and county, do hereby certify that _____ 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 he/she/they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of August, 2003.

[Signature]



UNOFFICIAL COPY



STATE OF ILLINOIS
THE TOWN OF CICERO
CODE ENFORCEMENT

4937 WEST 25TH STREET • CICERO, ILLINOIS 60804
(708) 656-3600 • Fax: (708) 656-9708

AFFIDAVIT

MARVIN CHLADA
Code Enforcement Director

I/WE, Arturo + Maria Quezada, PURCHASER (S) OF 1808 S. 59TH
AVENUE, CICERO, IL, HEREBY STATE AS FOLLOWS:

1. I/WE AGREE THAT THE BASEMENT IS NOT AN APARTMENT AND WILL NOT BE USED OR RENTED OUT AS APARTMENT:
2. I/WE AGREE THAT THE BASEMENT IS PRESENTLY HALF FINISHED CONSISTING OF A FULL BATHROOM (09/29/84), ONE BEDROOM, ONE STORAGE ROOM, AND A BOILER ROOM WITH A 7'-7"2" CEILING HEIGHT AND SHALL REMAIN THE SAME UNTIL SUCH TIME AS I AM GIVEN A BUILDING PERMIT BY THE TOWN OF CICERO TO MAKE ANY AND ALL CHANGES WHICH ARE ALLOWABLE BY THE BOCA CODES AND THE TOWN OF CICERO'S BUILDING CODES. NO KITCHEN SHALL BE MADE.
3. I UNDERSTAND THAT UNDER BOCA CODE BOOK, P.M. 106.1 UNLAWFUL ACTS, I WILL BE FINED \$500.00 AND UP TO \$1000.00 PER DAY IF I DO NOT COMPLY WITH THE ABOVE MENTIONED.

X Arturo Quezada

X MARIA QUEZADA

SWORN AND SUBSCRIBED TO BEFORE ME
THIS 1st DAY OF OCT ~~2001~~ 2003

Mark Stella
NOTARY PUBLIC
MJJ 10/1/03



UNOFFICIAL COPY



THE TOWN OF CICERO

BUILDING DEPARTMENT

4937 West 25th Street
Cicero, Illinois 60804

(708) 656-3600

I/We, Arturo + MARIA Quezada, purchasers of property located at 1841 S. 56 St, Cicero, Illinois, do hereby state that I/we have purchased the above-mentioned property as a single family home/multiple unit building, consisting of 2 total apartment(s). I/We further agree that no additional apartments are to be installed, increasing the total number of apartments without prior approval from the Town of Cicero. I/We also am/are aware that failure to abide by the rules and regulations could result in fines up to \$500.00 per day in addition to mandatory deconversion.

I/We hereby grant the Town of Cicero permission to inspect the property when there is reason to believe that the premises are not being maintained in compliance with the Ordinance Codes of the Town of Cicero, regarding the number of allowable apartments.

In consideration of the mutual agreement, a Certificate of Compliance is issued by the Town of Cicero.

We do hereby acknowledge that the garbage cans are the property of the Town of Cicero and cannot be transferred by Bill of Sale. The number of garbage cans at the property address is 2.

Garbage cans can be replaced at a cost of \$75.00 per can.

It is our responsibility to ensure that the garbage cans remain with the property immediately after closing.

X Arturo Quezada

DL Q230-0007-2245

X MARIA QUEZADA

DL Q230 5526-6653

Subscribed and sworn to before me this 1st day of OCT 2003.

Mark Stella
Notary Public



UNOFFICIAL COPY



STATE OF ILLINOIS
THE TOWN OF CICERO

CODE ENFORCEMENT
4937 WEST 25TH STREET • CICERO, ILLINOIS 60804
(708) 656-3600 • Fax: (708) 656-9708

MARY LYNN CHLADA
Code Enforcement Director

BUYERS HEATING AND ROOFING AFFIDAVIT

I Arturo & Maria Quezada, purchaser of the property located at 1847 S. 50th (the Property) Cicero, Illinois, understand that the Town of Cicero Code Enforcement Inspectors do not inspect the heating unit or the condition of the roof. I further understand that the Certificate of Compliance issued by the Town of Cicero does not address the condition of the roofing or heating systems of the Property.

I understand that I have the option to have a licensed and bonded contractor perform an inspection prior to the purchase of the Property at my expense.

X Arturo Quezada
BUYER

10/1/03
DATE

X MARIA QUEZADA
BUYER

10-01-03
DATE

BUYER

DATE

SWORN AND SUBSCRIBED TO BEFORE ME
THIS 1st DAY OF OCT, 2003.

X Mark Stella
NOTARY PUBLIC

