

UNOFFICIAL COPY



Chicago Title Insurance Company

**QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANTS**



Doc#: 0418303136
Eugene "Gene" Moore Fee: \$78.50
Cook County Recorder of Deeds
Date: 07/01/2004 01:20 PM Pg: 1 of 10

THE GRANTOR(S), Jose G. Mandujano, married to Laura Mandujano, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Jose G. Mandujano and Roberto Cano, not as tenants in common, but as joint tenants,
(GRANTEE'S ADDRESS) 5536 South Christiana Avenue, Chicago, Illinois 60629
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 IN MCLAUGHLIN'S SUBDIVISION OF LOTS 30 TO 40, BOTH INCLUSIVE IN BLOCK IN RHODES, DALE AND GILBERT'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This IS NOT HOMESTEAD PROPERTY.
SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 19-14-203-028-0000
Address(es) of Real Estate: 5536 South Christiana Avenue, Chicago, Illinois 60629

Dated this 19th day of June, 2004.

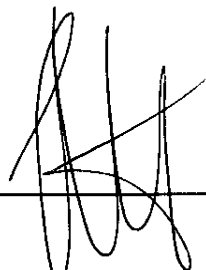
Jose G. Mandujano
Jose G. Mandujano

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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, CERTIFY THAT Jose G. Mandujano, Married to Laura Mandujano, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 19th day of June, 2007



(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: _____

Jose G. Mandujano

Signature of Buyer, Seller or Representative

Prepared By: Luis C. Martinez
Attorney at Law
4111 West 63rd Street
Chicago, Illinois 60629

Mail To:
Jose G. Mandujano and Roberto Cano
5536 South Christiana Avenue
Chicago, Illinois 60629

Name & Address of Taxpayer:
Jose G. Mandujano and Roberto Cano
5536 South Christiana Avenue
Chicago, Illinois 60629

Property of Cook County Clerk's Office

UNOFFICIAL COPY

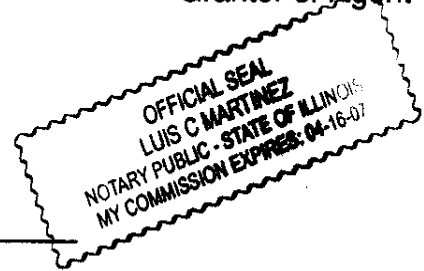
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 6-19-07

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor
THIS 19th DAY OF June,
2007.



NOTARY PUBLIC [Handwritten 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 6-19-07

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee
THIS 19th DAY OF June,
2007.



NOTARY PUBLIC [Handwritten 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.]

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DISCLOSURE

This disclosure, made on this 19TH day of June, 2004, made by and between Jose G. Mandujano thereafter referred to as GRANTOR(S) and Jose G. Mandujano and Robert C. C. no (Hereinafter referred to as GRANTEE(S)).

Whereas, GRANTORS have retained LUIS C. MARTINEZ to prepare a Quit Claim Deed for the property located at 5536 South Christiana Avenue, Chicago Illinois 60629 and Whereas, the parties acknowledge that LUIS C. MARTINEZ has informed the parties of the following information:

1. GRANTORS have stated that they are the current owners of record of the property located at 5536 South Christiana Avenue, Chicago, Illinois 60629.
2. That the GRANTOR(S) hereby authorizes and directs LUIS C. MARTINEZ to prepare and issue a Quit Claim Deed for our signatures to convey our interests to the GRANTEE(S);
3. That the GRANTOR(S) understand that LUIS C. MARTINEZ has explained to us that by signing this document we GRANTOR(S) convey all of our rights and interests in this property, and that once this document is recorded we, GRANTOR(S), will no longer be the owners of it.
4. That LUIS C. MARTINEZ has not ordered a title search for the aforementioned property. The last document of record that was disclosed to LUIS C. MARTINEZ a Warranty Deed dated June 4, 2004, to Jose Mandujano AS GRANTEE(S) and as the current owners of the property located at: 5536 South Christiana Avenue, Chicago, Illinois 60629 That we GRANTOR (S) have not caused any other conveyance to be made since that date and that we GRANTOR (S) have not received anything which would affect the legal title to the property;
5. That the parties acknowledge that LUIS C. MARTINEZ has informed us that there is a gap in the time from the date of the examination. The parties do not know what actions or transactions have taken place, which may affect the ability of the GRANTOR (S) to effectively convey their interests free and clear of any problems.

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6. That while the GRANTOR (S) have signed the Quit Claim Deed, that the GRANTEE (S) is taking title to the property subject to existing mortgage at the date of transfer as for the grantor. That by signing this Quit Claim Deed the GRANTOR (S) no longer have an interest in the property, BUT are still responsible for the mortgage payment if it is not made, and We GRANTOR (S) would be named as defendants in a foreclosure action should the mortgage be declared in default. Furthermore, all parties understand that the conveyance by Quit Claim from the GRANTOR (S) may actually invoke the "DUE ON SALE CLAUSE" contained in the mortgage and, if the lender is made aware of this conveyance, may cause the lender to require the GRANTEE (S) to pay off the balance of the principal of the loan within 30 days.
7. That the GRANTEE (S) is not paying the GRANTOR (S) any consideration which may give rise to the payment of any transfer stamps to the state, County or City governments for the transfer of property within their jurisdictions.
8. GRANTEE (S) is aware that this Quit Claim Deed does not extinguish any marital rights that may result on the event of a divorce. This Quit Claim Deed is not for divorce purposes.

Este documento fue explicado en español .

José Y Maudyano
 GRANTOR

Rosario C. O.
 GRANTEE

GRANTOR

GRANTEE

GRANTOR

GRANTEE

GRANTOR

Subscribed and Sworn before me
 This 1st day of JUNE, 2004

[Signature]
 NOTARY PUBLIC

UNOFFICIAL COPY

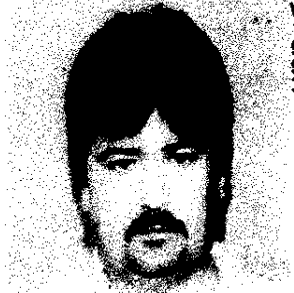
Illinois

Jesse White - Secretary of State

NUMBER	ISSUED	EXPIRES
C500-7207-2337	07-23-03	11-27-06

DRIVERS LICENSE

ROBERTO CANO
5522 S TROY
CHICAGO IL 60629



301
CW
1993

Birthdate	11-27-72
Male	5'09" 190 lbs BRN Eyes
Restrictions	Type Class
*****	ORG D

Roberto Cano

Property of Cook County Clerk's Office

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Warranty Deed

(Statutory Illinois) 4339571

The GRANTORS, **Evangelina Lacour** married to **Mark Lacour**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Jose Mandujano**, of 2823 S. Avers, Chicago, IL 60623, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lot 2 in McLaughlin's Subdivision of Lots 30 to 40, Both Inclusive in Block in Rhodes, Dale and Gilbert's Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 33 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N.: 19-14-203-028-0000
Commonly known as: 5536 S. Christiana, Chicago, IL 60629

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Covenants, conditions, restrictions of record, acts of the buyer(s), and General Taxes for the Year 2003 and subsequent years.

Dated this 4th day of June 2004.

Evangelina Lacour [SEAL]
Evangelina Lacour

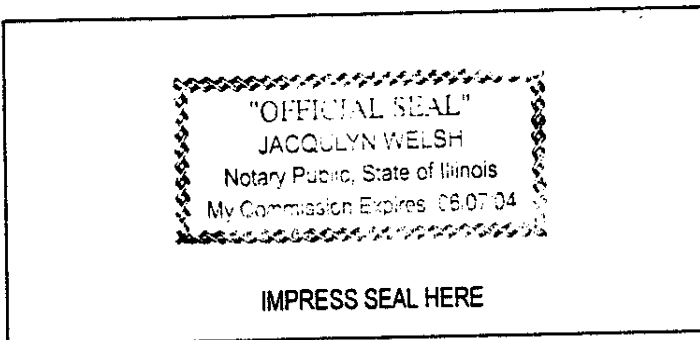
Mark Lacour [SEAL]
Mark Lacour

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 Evangelina Lacour and Mark Lacour, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 this 4th day of June 2004

Jacquelyn Welsh
NOTARY PUBLIC



Mail To: Jose Mandujano
5536 S. Christiana
Chicago, IL 60629

Send Tax Bills To: SAME

UNOFFICIAL COPY

Illinois

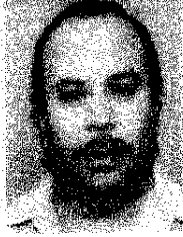
Jesse White - Secretary of State

NUMBER ISSUED
5324 2755-353M 11-15-01

EXPIRES
12-12-06

ID CARD

JOSE G MANDUJANO
2823 S AVERS
CHICAGO IL 60623



Birthdate 12-12-55 SS#
Male 5'05" 170 lbs HZL Eyes
Type Class
ORG

José G. Mandujano

Property of Cook County Clerk's Office

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A. GREATER ILLINOIS TITLE COMPANY
 CLOSER: JACQUelyn WELSH
 DATE OF PRINTING: 06/04/04
 TIME OF PRINTING: 10:44

B. TYPE OF LOAN
 1. FHA 2. FmHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number: 4339571
 004339571-001 JWO OAK
 7. Loan Number 925000100320
 8. Mortgage Insurance Case Number

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: JOSE G. MANDUJANO
 ADDRESS: 2823 SOUTH AVERS CHICAGO IL 60623

E. NAME OF SELLER: EVANGELINA LACOUR
 ADDRESS: 5536 SOUTH CHRISTIANA AVENUE CHICAGO IL 60629

F. NAME OF LENDER: FREMONT INVESTMENT AND LOAN
 ADDRESS: 1411 OPUS PLACE SUITE 600 DOWNERS GROVE IL 60515

G. PROPERTY LOCATION: 5536 SOUTH CHRISTIANA AVENUE CHICAGO IL 60629

H. SETTLEMENT AGENT: GREATER ILLINOIS TITLE COMPANY
 ADDRESS: 4419 WEST 95TH STREET OAKLAWN IL 60453
PLACE OF SETTLEMENT: 4419 WEST 95TH STREET OAKLAWN IL 60453

I. SETTLEMENT DATE: June 04, 2004 10:00
DISBURSEMENT DATE: June 04, 2004

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	195,000.00	401. Contract sales price	195,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	10,017.99	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMT DUE FROM BORROWER	205,017.99	420. GROSS AMT DUE TO SELLER	195,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	2,000.00	501. Escrow deposit (see instructions)	
202. Principal amount of new loan(s)	185,250.00	502. Settlement charges to seller (line 1400)	5,967.94
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		CITIMORTGAGE	96,740.34
206.		505. Payoff of second mortgage loan	
207.		506.	
208.		507.	
209.		508. DEPOSIT APPLIED TO BROKER'S COMMISSION	2,000.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 07/01/03 to 06/04/04	2,684.47	511. County taxes 07/01/03 to 06/04/04	2,684.47
212. Assessments to		512. Assessments to	
213. CLOSING COSTS CREDIT	5,850.00	513. CLOSING COSTS CREDIT	5,850.00
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	195,784.47	520. TOTAL REDUCTIONS AMT DUE SELLER	113,237.75
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Gross amt due from borrower (line 120)	205,017.99	601. Gross amt due to seller (line 420)	195,000.00
302. Less amt paid by/for borrower (line 220)	(9,233.52)	602. Less reductions in amt due seller (line 520)	(113,237.75)
303. CASH (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) BORROWER	9,233.52	603. CASH (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) SELLER	81,762.25

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction, I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower: Jose G. Mandujano
 Seller: Evangelina Lacour

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Settlement Agent: Jacquelyn Welsh Date: JUN 04 2004

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

F-2857-01 4/80

ORD# / ABS# 4339571
ESCH# 004339571

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TIME OF PRINTING: 10:44
DATE OF PRINTING: 06/04/04

700. TOTAL SALES/BROKER'S COMMISSION based on price		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
\$ 195,000.00 @ 3.000 % = 5,850.00			
Division of Commission (line 700) as follows:			
701. LB:	1.500 \$ 2,925.00 to SU FAMILIA REALTY		
702. SB:	0.474 \$ 925.00 to DEL MAR GROUPE REALTY		
703.	Commission paid at Settlement (Money retained by broker applied to commission \$ 2,000.00)		3,850.00
704.	Other sales agent charges:		
705.	Addtional commission: \$ to		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801.	Loan Origination Fee 0.263 % FREMONT INVESTMENT & LOAN	489.00	
802.	Loan Discount %		
803.	Appraisal Fee to AMERICAN RESIDENTIAL APPRAISAL	50.00	
804.	Credit Report to UNITED FINANCIAL MORTGAGE		
805.	Lender's Inspection Fee to		
806.	Mortgage Insurance Application Fee to		
807.	Assumption Fee to	3,773.00	
808.	BROKER FEE TO UNITED FINANCIAL MORTGAGE	405.00	
809.	UNDERWRITING FEE TO FREMONT INVESTMENT & LOAN	60.00	
810.	TAX SERVICE FEE TO LERETA	9.50	
811.	FLOOD CERTIFICATION FEE TO LERETA		
812.	YIELD SPREAD PREM TO UNITED FINANCIAL \$2778.75 POC BY L		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest from 06/04/04 to 07/02/04 @\$ 41.8700 /day for 27 days	1,130.49	
902.	Mortgage Insurance Premium for 0.00 months to		
903.	Hazard Insurance Premium for 1.00 years to FARMERS \$702.18 POC		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER			
1001.	Hazard insurance 4.00 month @\$ 52 per month	234.08	
1002.	Mortgage insurance 0.00 month @\$ per month		
1003.	City property taxes 0.00 month @\$ per month		
1004.	County property taxes 6.00 month @\$ 153.25 per month	919.50	
1005.	Annual assessments 0.00 month @\$ per month		
1006.	0.00 month @\$ per month		
1007.	0.00 month @\$ per month	(306.58)	0.00
1008.	Aggregate Accounting Adjustment		
1100. TITLE CHARGES			
1101.	Settlement or Closing Fee to GREATER ILLINOIS TITLE COMPANY	487.00	
1102.	Abstract or title search to		
1103.	Title examination to		
1104.	Title insurance binder to		
1105.	Document preparation to		
1106.	Notary fees to	395.00	395.00
1107.	Attorney's fee to LOUIS MARTINEZ/JAIME BARRAGAN	240.00	806.00
1108.	Title insurance to GREATER ILLINOIS TITLE COMPANY		
(includes above items numbers:) 1103 & 1108			
1109.	Lender's coverage \$ 185,250.00 \$ 240.00		
1110.	Owner's coverage \$ 195,000.00 \$ 806.00	200.00	
1111.	EPA ENDORSEMENT/ARML-1 ENDORSEMENT TO GREATER ILLINOIS TITLE	75.00	75.00
1112.	LATER DATE EXAM/COMMITMENT UPDATE FEE TO GREATER ILLINOIS TI	15.50	15.50
1113.	DELIVERY FEE FOR PACKAGE/PAYOFF TO GREATER ILLINOIS TITLE CO		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording fees: Deed \$ 28.00 ; Mortgage \$ 70.00 ; Release \$	98.00	
1202.	City/county tax/stamps: Deed \$ 97.50 ; Mortgage \$ 1,462.50	1,560.00	97.50
1203.	State tax/stamps: Deed \$ 195.00 ; Mortgage \$		26.00
1204.	CERTIFICATE OF RELEASE TO RECORDER		(25.00)
1205.	RECORDING CREDIT		
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey to JNT SURVEYING SERVICES, INC.		200.00
1302.	Pest inspection to	6.00	2.00
1303.	POSTAGE/HANDLING FEE TO GREATER ILLINOIS TITLE COMPANY		160.94
1304.	WATER BILL/CERTIFICATION TO CITY OF CHICAGO/DEPT. OF WATER		90.00
1305.	ZONING CERTIFICATION TO CITY OF CHICAGO		75.00
1306.	WATER PROCESSING FEE/SPECIAL SERVICES FEE TO GREATER ILLINOIS		
1307.			
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	10,017.99	5,962.94

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction, I further certify that I have received a copy of the HUD-1 Settlement Statement

Borrower: Jose G. Mandujano
JOSE G. MANDUJANO

Seller: Evangelina Lacour
EVANGELINA LACOUR

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

Settlement Agent

Date

JUN 04 2004

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.