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QUIT CLAIM DEED
JOINT TENANTS
Illinois Statutory
(Individual to Individual)

CAUTION: CONSULT A
LAWYER BEFORE USING
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FORM. NEITHER THE
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WARRANTY OF MERCHANT
ABILITY OR FITNESS FOR A
PARTICULAR PURPOSE



Doc#: 0424726052
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/03/2004 01:51 PM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

THE GRANTOR(S)

**VICTOR ROJAS AKA VICTOR M. ROJAS AND HERMINA ROJAS AKA HERMINIA ROJAS,
HUSBAND AND WIFE**

of the City of WESTCHESTER, County of COOK, State of ILLINOIS for the consideration of \$10.00 (Ten and 00/100's Dollars), and other good and valuable considerations, in hand paid, CONVEY(S) and QUIT CLAIM(S) to

VICTOR M. ROJAS AND HERMINIA ROJAS, HUSBAND AND WIFE

745 CROMWELL AVENUE, WESTCHESTER, IL 60154

(Name and Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in **COOK** County, Illinois, commonly known as

745 CROMWELL AVENUE, WESTCHESTER, IL 60154, (street address) and legally described as follows:

SEE APPENDIX "A" ATTACHED HERETO AND MADE A PART HEREOF

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 in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): **15-16-309-004-0000**

Address(es) of Real Estate:

**745 CROMWELL AVENUE
WESTCHESTER, IL 60154**

MAIL TO:
RESIDENTIAL TITLE SERVICES
1910 S. HIGHLAND AVE.
SUITE 202
LOMBARD, IL 60148

TRANSFER STAMP

CERTIFICATION OF COMPLIANCE

Village of Westchester

C.A. Heilman 8/26/04

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DATED this 25 day of August, 2004.

Please print or type name(s) below signature(s)

Victor Rojas (SEAL)
VICTOR ROJAS AKA VICTOR M ROJAS

Victor M Rojas (SEAL)

Herminia Rojas (SEAL)
HERMINA ROJAS AKA HERMINIA ROJAS

Herminia Rojas (SEAL)

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 Victor Rojas AKA Victor M. Rojas and Herminia Rojas AKA Herminia Rojas 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 25 day of August, 2004.

IMPRESS SEAL HERE



Patricia Springett
NOTARY PUBLIC

Commission expires on 10-22-07.

Prepared By: HERMINA ROJAS
745 CROMWELL AVENUE
WESTCHESTER, IL 60154

Mail To: HERMINA ROJAS
745 CROMWELL AVENUE
WESTCHESTER, IL 60154

Name & Address of Taxpayer: HERMINA ROJAS
745 CROMWELL AVENUE
WESTCHESTER, IL 60154

EXEMPT UNDER PROVISIONS OF PARAGRAPH F 4
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW DATE: 8-25-04

Victor Rojas
Signature of Buyer, Seller or Representative

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Appendix "A" – Legal Description

LOT 197 IN WILLIAM ZELOSKY'S WESTCHESTER IN THE WEST 1/2 OF THE SOUTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: **15-16-309-004-0000**

Commonly known as: **745 CROMWELL AVENUE
WESTCHESTER, IL 60154**

Property of Cook County Clerk's Office

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 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 8-25, 2004

[Signature]
GRANTOR OR AGENT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Subscribed and sworn to before me this 25 day of AUGUST, 2004



My commission expires: 10-22-07

[Signature]
Notary Public

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 8-25, 2004

[Signature]
GRANTEE OR AGENT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Subscribed and sworn to before me this 25 day of AUGUST, 2004



My commission expires: 10-22-07

[Signature]
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 a Class A misdemeanor for subsequent offenses.

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