

# UNOFFICIAL COPY

After Recording Return to:

*Ruben Bahena + Sylvia Aviles  
4224 N. Albany Ave  
Chicago, IL 60618*



Doc#: 0432939025  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 11/24/2004 09:50 AM Pg: 1 of 3

**Lenders First Choice**  
3850 Royce Ave  
Simi Valley, Ca 93063

*51-04071461*  
This Instrument Prepared  
by:  
William E. Curphey &  
Associates  
2605 Enterprise Road  
Suite 155  
Clearwater, Florida 33759

This space for recording information only

**Mail Tax Statements To:**

Ruben Bahena & Sylvia Aviles  
4224 North Albany Avenue  
Chicago, IL 60618

Property Tax ID#: 13-13-309-028-000

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E  
Section 31-45 Property Tax Code

[by: *Imadish M. Kappo.* 11/11/04]

Dated this 16<sup>th</sup> day of August, 2004. WITNESSETH, that said GRANTOR, RUBEN BAHENA, a single man, of the County of Cook, State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto RUBEN BAHENA, a single man, and SYLVIA AVILES, a single woman, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 4224 North Albany Avenue, Chicago, IL 60618; and legally described as follows, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 14 (EXCEPT THE NORTH 13 FEET THEREOF) AND THE NORTH 17 FEET OF LOT 15 OF BLOCK 2 IN BALDWIN DAVIS' SUBDIVISION OF THE NORTHEAST ¼ OF THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13,

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EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

SOURCE OF TITLE: DOC. NO. 0021392434 (RECORDED: 12/16/2002)

Permanent Real Estate Index Number: 13-13-309-028-000  
Property Address: 4224 North Albany Avenue, Chicago, IL 60618

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

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor and Grantees of  
the date first written above.

GRANTOR:

GRANTEES:

Ruben Bahena  
RUBEN BAHENA

Ruben Bahena  
RUBEN BAHENA  
Sylvia Aviles  
SYLVIA AVILES

STATE OF ILLINOIS

COUNTY OF Cook

I, Nancy A. Wollenberg, a Notary Public in and for said  
County and State aforesaid, DO HEREBY CERTIFY that RUBEN BAHENA and SYLVIA  
AVILES, 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 and official seal this 16<sup>th</sup> day of August, 2004.



Nancy A. Wollenberg  
Notary Public  
My commission expires: 6/25/08

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to  
the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter  
except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their  
agents, no boundary survey was made at the time of this conveyance.

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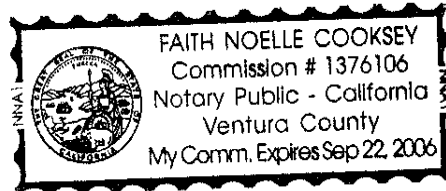
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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 November 16, 2004

Signature: Meredith M. Rogo  
Grantor Agent

Subscribed and sworn to before me  
by the said MEREDITH M. ROGO  
this 16 day of November, 2004  
Notary Public Faith Noelle Cooksey

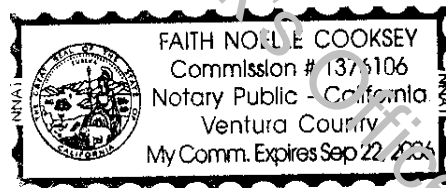


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated November 16, 2004

Signature: Meredith M. Rogo  
Grantee Agent

Subscribed and sworn to before me  
by the said MEREDITH M. ROGO  
this 16 day of November, 2004  
Notary Public Faith Noelle Cooksey



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)