

04 BAR 0174

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Doc#: 0506347064  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/04/2005 08:56 AM Pg: 1 of 3

Quit Claim Deed

WITNESSETH, that the GRANTORS, SERGIO VALDEZ, married to Maria Valdez, and ARMIDA VALDEZ, married to Fabian Pescador, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, do hereby CONVEY and QUIT CLAIM unto ARMIDA PESCADOR, as GRANTEE, 1917 North Karlov, in the City of Chicago, County of Cook, State of Illinois, all rights, title and interest in the following described real estate, being situated in Cook County, Illinois, and legally described as follows, to-wit:

Lot 35 in Block 7 in Garfield, a subdivision of the Southeast 1/4 of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-34-406-020-0000

Common Address: 1917 North Karlov, Chicago, IL 60639

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 forever.

DATED THIS 16 DAY OF December, 2004.

Sergio Valdez  
Sergio Valdez

Maria Valdez  
Maria Valdez, waiving  
Homestead rights

Armida Valdez  
Armida Valdez

Fabian Pescador  
Fabian Pescador, waiving  
Homestead rights

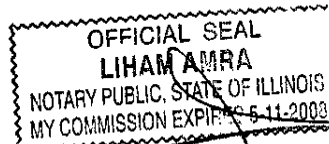
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State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sergio Valdez, Maria Valdez, Armida Valdez and Fabian Pescador, 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 16 day of December, 2004



Commission expires: 5-15-2008

Notary Public

This instrument prepared by:  
Joseph Talarico, Attorney at Law, 45000 South Cicero Avenue,  
Oak Forest, IL 60452

Return to:

Armida Pescador

1917 North Karlov

Chicago, IL 60639

Send subsequent tax bills to:

Armida Pescador

1917 North Karlov

Chicago, IL 60639

"EXEMPT" UNDER THE PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Date

12-16-04

Buyer, Seller Representative

Armida Pescador

[Signature]

04 BAR 01746

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## EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

### GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 16 December, 2004

Signature: *Arnida Vaer*  
Grantor or Agent

Subscribed and sworn to before me  
By the said OFFICIAL SEAL  
This day of DECEMBER, 2004  
Notary Public, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 5-11-2008

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 16 December, 2004

Signature: *Arnida Vaer*  
Grantee or Agent

Subscribed and sworn to before me  
By the said OFFICIAL SEAL  
This day of DECEMBER, 2004  
Notary Public, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 5-11-2008

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