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0519449134

**Prepared By:**

Jon R. Turner & Associates, LLC  
2700 East Sunset Road, Suite 6  
Las Vegas, NV 89120

Doc#: 0519449134

Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 07/13/2005 02:33 PM Pg: 1 of 5

**After Recording Mail To:**

Custom Title Solutions  
2550 N. Redhill Avenue 1355085  
Santa Ana, CA 92705

**Mail Tax Statement To:**

Francisco and Esperanza Fernandez  
5807 South Mulligan Avenue  
Chicago, Illinois 60638

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

TITLE OF DOCUMENT

\* this is a gift \*

The Grantor(s) **Hugo M. Espino**, an unmarried man, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Francisco Fernandez and Esperanza Fernandez, husband and wife as joint tenants with right of survivorship and not as tenants in common**, whose address is 5807 South Mulligan Avenue, Chicago, Illinois 60638, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH HALF OF LOT 25 IN BLOCK 13 IN FREDERICK H. BARTLETT'S GARFIELD RIDGE, BEING A SUBDIVISION IN THAT PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 19-17-125-053

Site Address: 5807 South Mulligan Avenue, Chicago, Illinois 60638

Prior Recorded Doc. Ref.: Deed: Recorded: \_\_\_\_\_; BK \_\_\_\_\_, PG \_\_\_\_\_, Doc. No. \_\_\_\_\_

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Easements, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

(5)

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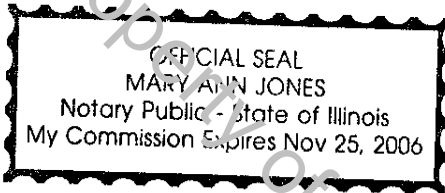
Dated this 20 day of June, 2005

Hugo M. Espana  
Hugo M. Espana

STATE OF ILLINOIS  
COUNTY OF COOK ss

The foregoing instrument was acknowledged before me this 20 day of June, 2005 by Hugo M. Espana.

NOTARY RUBBER STAMP/SEAL



Mary Ann Jones  
NOTARY PUBLIC  
Mary Ann Jones  
PRINTED NAME OF NOTARY  
MY Commission Expires: 11-25-06

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph e "  
Section 31-45; Real Estate Transfer Tax Act  
6-24-05      [Signature]  
Date                      Buyer, Seller or Representative

Property of Cook County Clerk's Office

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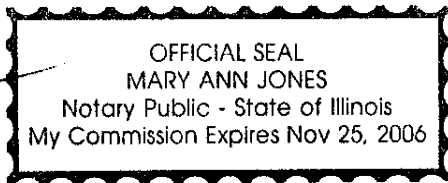
## STATEMENT BY GRANTOR AND GRANTEE

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 June 20, 2005 Signature: Hugo M. Espana  
Hugo M. Espana

Subscribed and sworn to before me by the said, Hugo M. Espana, this 20 day of June, 2005.

Notary Public: Mary Ann Jones



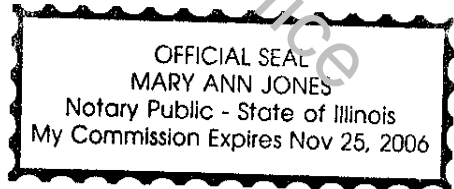
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 20, 2005 Signature: Francisco Fernandez  
Francisco Fernandez

Signature: Esperanza Fernandez  
Esperanza Fernandez

Subscribed and sworn to before me by the said, Francisco Fernandez and Esperanza Fernandez, this 20 day of June, 2005.

Notary Public: Mary Ann Jones



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.)

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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Illinois  
COUNTY COOK } SS

Hugo M. Espana, being duly sworn on oath, states that he/she resides at **5807 South Mulligan Avenue, Chicago, Illinois 60638** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

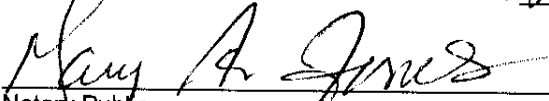
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

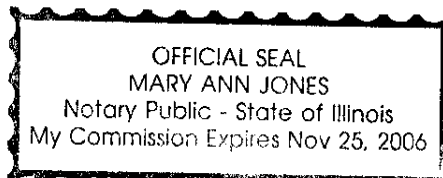
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
Hugo M. Espana

SUBSCRIBED AND SWORN to before me this 20 day of June, 2005 by Hugo M. Espana.

  
Notary Public  
My commission expires: 11-25-06



# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Hugo M Espana, being duly sworn on oath, states that He resides at 5807 S. Mulligan, Chicago, IL 60638. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
OR  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that He makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Hugo M Espana

SUBSCRIBED AND SWORN to before me

this 20 day of June, 2005

Mary Ann Jones  
Notary public

