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Doc#: 0606012035 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2006 11:23 AM Pg: 1 of 5

Return to:
Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063
Phone (800) 803-2658
55-010004920

RECORDING REQUESTED BY:
INVESTORS TITLE COMPANY

AND WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:
Graciela Fajardo and Efrain Fajardo
6009 S Sawyer Ave.
Chicago, IL 60629

Title Order No. 55-00311202
Escrow No. 3890-ST

Space above this line for Recorder's use

A.P.N. 19-14-412-004-1000

GRANT DEED

Exempt under provisions of 35 ILCS 200/31-45,
Paragraph E, Real Estate Transfer Tax Law.

PREPARED BY: INVESTORS TITLE COMPANY

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
City Transfer Tax is \$ 00
County Transfer Tax is \$ 00

3/20/06 *[Signature]*
Date Buyer, Seller, or Representative

- Computed on the full consideration or value of property conveyed
- OR
- Computed on the full consideration or value less liens or encumbrances remaining at time of sale
- Unincorporated Area, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Efrain Fajardo

hereby GRANT(S) to Graciela Fajardo and Efrain Fajardo, wife and husband
the real property in the Unincorporated Area, County of , State of California, described as:

(See attached Exhibit A).

This conveyance changes manner in which title is held R & T 11911.

Dated: February 6, 2006

STATE OF Illinois)
COUNTY OF COOK) ss

On 2/11/2006 before me

Ruby Salazar

Personally appeared *Graciela Fajardo*
Efrain Fajardo

Graciela Fajardo
Graciela Fajardo
Efrain Fajardo
Efrain Fajardo

I personally know the person(s) or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Ruby Salazar* 2.1.2006.



MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED - INDIVIDUAL

yes
5
yes
CM

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COOK COUNTY CLERK
JANUARY 2011

Property of Cook County Clerk's Office

JARR SALERNO
PASADENA A YBUR
CIVIL SERVICE UNIT REGISTRATION
JANUARY 2011

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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 2/20, 2006

Signature: _____

[Handwritten Signature]
Grantor / Agent

Subscribed and sworn to before me

by the said ANITA Tschetschke
this 20th day of February, 2006

Notary Public *[Handwritten Signature]*
DARLENE J. CLARK

Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063
Phone (800) 803-2658
55-01006920



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 2/20, 2006

Signature: _____

[Handwritten Signature]
Grantee / Agent

Subscribed and sworn to before me

by the said ANITA Tschetschke
this 20th day of February, 2006

Notary Public *[Handwritten Signature]*
DARLENE J. CLARK

Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063
Phone (800) 803-2658
55-01006920



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.)

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EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN COOK COUNTY,
ILLINOIS:

LOT 45 IN BLOCK 8, IN WILSON P. CONOVER'S SUBDIVISION OF BLOCKS
1 7 AND 8 IN JAMES WEBB'S SUBDIVISION OF THE SOUTHEAST 1/4 OF
SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY
ASSESSOR AS 19-14-412-004; SOURCE OF TITLE IS BOOK 8243, PAGE
0212 (RECORDED 10/11/01)

Property of Cook County Clerk's Office

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BOE-502-A (F) REV. 2 (8-99)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

[To be completed by transferee (buyer) prior to transfer of subject property in accordance with section 480.03 of the Revenue and Taxation Code.] A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.

THIS REPORT IS NOT A PUBLIC DOCUMENT

FOR RECORDER'S USE ONLY

SELLER/TRANSFEROR: Efrain Fajardo
BUYER/TRANSFEREE: Graciela Fajardo and Efrain Fajardo
ASSESSOR'S PARCEL NUMBER(S): 19-14-412-004-0000
PROPERTY ADDRESS: 3009 S Sawyer Ave., Chicago, IL 60629
MAIL TAX INFO. TO: Name: Graciela Fajardo
Address: 3009 S Sawyer Ave., Chicago, IL 60629

NOTICE: A lien for property taxes applies to your property on January 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. If this transfer occurs after January 1 and on or before December 31, you may be responsible for the second installment of taxes due February 1. The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. For further information on your supplemental roll obligation, please call the County Assessor at _____.

PART I: TRANSFER INFORMATION (please answer all questions)

YES NO

- A. Is this transfer solely between husband and wife (addition of a spouse, death of a spouse, divorce settlement, etc.)?
- B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (for example, a name change upon marriage)?
- C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
- D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner)?
- E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
- F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
- G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
- H. Is this transfer of property:
 - 1. to a trust for the benefit of the grantor, or grantor's spouse?
 - 2. to a trust revocable by the transferor?
 - 3. to a trust from which the property reverts to the grantor within 12 years?
- I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
- J. Is this a transfer between parent(s) and child(ren)? or from grandparent(s) to grandchild(ren)?
- K. Is this transaction to replace a principal residence by a person 55 years of age or older? Within the same county? Yes No
- L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.57 Within the same county? Yes No

*If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. If you do not file a claim, your property will be reassessed. Please provide any other information that will help the Assessor to understand the nature of the transfer.

If you have answered "yes" to any of the above questions except J, K or L, please sign and date; otherwise, complete balance of the form.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____
- B. Type of transfer (Please check appropriate box):
 - Purchase Foreclosure Gift Trade or Exchange Merger, Stock, or Partnership Acquisition
 - Contract of Sale - Date of Contract _____
 - Inheritance - Date of Death _____ Other (please explain): _____
 - Creation of Lease Assignment of a Lease Termination of a Lease Sale/Leaseback
 - Date lease began _____
 - Original term in years (including written options) _____
 - Remaining term in years (including written options) _____
- C. Was only a partial interest in the property transferred? Yes No
If yes, indicate the percentage transferred _____ %.

Initials GF EF

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BCE-502-A (BACK) REV. 2 (6-99)

Please answer, to the best of your knowledge, all applicable questions, then sign and date. If a question does not apply, indicate with "N/A."

PART III: PURCHASE PRICE AND TERMS OF SALE

A. CASH DOWN PAYMENT OR value of trade or exchange (excluding closing costs) Amount \$ _____

B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____

FHA (_____ Discount Points) Fixed rate New loan

Conventional Variable rate Assumed existing loan balance

VA (_____ Discount Points) All inclusive D.T. (\$ _____ Wrapped) Bank or savings & loan

Cal-Vet Loan carried by seller Finance company

Balloon payment Yes No Due Date _____ Amount \$ _____

C. SECOND DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____

Bank or savings & loan Fixed rate New loan

Loan carried by seller Variable rate Assumed existing loan

balance _____

Balloon payment Yes No Due Date _____ Amount \$ _____

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? Yes No Amount \$ _____

Type _____ @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only)

Bank or savings & loan Fixed rate New loan

Loan carried by seller Variable rate Assumed existing loan

balance _____

Balloon payment Yes No Due Date _____ Amount \$ _____

E. WAS AN IMPROVEMENT BOND ASSUMED BY THE BUYER? Yes No Outstanding Balance: Amount \$ _____

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid) TOTAL ITEMS A THROUGH E \$ _____

G. PROPERTY PURCHASED Through a broker Direct from seller From a family member Other (please explain): _____

If purchased through a broker, provide broker's name and phone number: _____

Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale: _____

PART IV: PROPERTY INFORMATION

A. TYPE OF PROPERTY TRANSFERRED:

Single-family residence Agricultural Timeshare

Multiple-family residence (no. of units: _____) Co-op/Own-your-own Manufactured home

Commercial/Industrial Condominium Unimproved lot

Other (Description: _____)

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? Yes No

If yes, enter date of occupancy _____ / _____ / 20____ or intended occupancy _____ / _____ / 20____

(month) (day) (year) (month) (day) (year)

C. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e., furniture, farm equipment, machinery, etc.) (other than a manufactured home subject to local property tax)? Yes No

If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property.)

D. IS A MANUFACTURED HOME INCLUDED IN PURCHASE PRICE? Yes No

If yes, how much of the purchase price is allocated to the manufactured home? \$ _____

Is the manufactured home subject to local property tax? Yes No What is the decal number? _____

E. DOES THE PROPERTY PRODUCE INCOME? Yes No If yes, is the income from:

Lease/Rent Contract Mineral rights Other (please explain): _____

F. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?

Good Average Fair Poor

Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property: _____

CERTIFICATION

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

SIGNATURE OF NEW OWNER/CORPORATE OFFICER <i>[Signature]</i>	DATE 2.1.2006
PRINTED NAME OF NEW OWNER/CORPORATE OFFICER FRANK FRAJANO	DAYTIME PHONE NUMBER ()

(NOTE: The Assessor may contact you for additional information.)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a Preliminary Change of Ownership Report, the recorder may charge an additional recording fee of twenty dollars (\$20).