

# UNOFFICIAL COPY



THIS INSTRUMENT WAS

**Prepared By:**

LandAmerica OneStop - *SHAWNA ADAMS*  
600 Clubhouse Drive  
Suite 100  
Moon Township, PA 15108

Doc#: 0626306208 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/20/2006 03:16 PM Pg: 1 of 5

**After Recording Mail To:**

Jose Puente, et al  
5939 South Komensky  
Chicago, Illinois 60629

**Mail Tax Statement To:**

Jose Puente, et al  
5939 South Komensky  
Chicago, Illinois 60629

Recordings Requested by &  
When Recorded Return To:

US Recordings, Inc  
2925 Country Drive Ste 201  
St. Paul, MN 55117  
*33757452-01*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) **Karla Gutierrez, a single woman**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Jose Puente, a single man and Karla Gutierrez, a single woman, as joint tenants with right of survivorship, and not as tenants in common**, whose address is 5939 South Komensky, Chicago, Illinois 60629, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 19 IN BLOCK 1 IN W. G. KAISER AND COMPANY'S KEDVALE GARDENS SUBDIVISION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-FOURTH OF THE SOUTHEAST ONEFOURTH OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 19-15-407-019-0000  
Site Address: 5939 South Komensky, Chicago, Illinois 60629

Prior Recorded Doc. Ref.: Deed: Recorded: April 11, 2006; Doc. No. 0610145100

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, Rights, 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.

*54  
By  
My  
JY*

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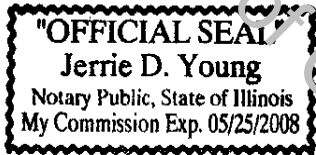
Dated this 22 day of August, 2006

Karla Gutierrez  
Karla Gutierrez

STATE OF Illinois  
COUNTY OF Cook ss

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 2006 by Karla Gutierrez.

NOTARY RUBBER STAMP/SEAL



Jerrie D. Young  
NOTARY PUBLIC

Jerrie D. Young  
PRINTED NAME OF NOTARY

MY Commission Expires: May 25, 2008

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>e</u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>8-22-06</u>	<u>Richard Young</u>
Date	Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

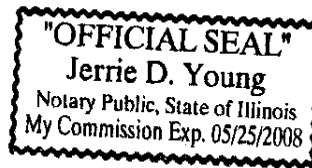
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 08-22, 2006

Signature: \_\_\_\_\_

*Karla Gutierrez*  
Karla Gutierrez

Subscribed and sworn to before me by the said, Karla Gutierrez, this 22nd day of August, 2006.



Notary Public: \_\_\_\_\_

*Jerrie D. Young*

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 08-22, 2006

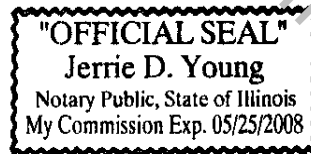
Signature: \_\_\_\_\_

*Jose Puente*  
Jose Puente

Signature: \_\_\_\_\_

*Karla Gutierrez*  
Karla Gutierrez

Subscribed and sworn to before me by the said, Jose Puente and Karla Gutierrez, this 22nd day of August, 2006.



Notary Public: \_\_\_\_\_

*Jerrie D. Young*

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

**Karla Gutierrez**, being duly sworn on oath, states that he/she resides at **5939 South Komensky, Chicago, Illinois 60629** 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.

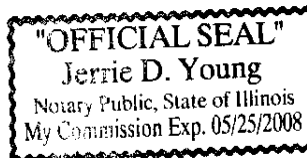
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

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.

Karla Gutierrez  
Karla Gutierrez

SUBSCRIBED AND SWORN to before me this 22nd day of August, 2008 by Karla Gutierrez.

Jerrie D. Young  
Notary Public  
My commission expires: May 25, 2008



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## Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, AND STATE OF ILLINOIS, TO WIT:

ALL THAT CERTAIN LAND, SITUATED IN COOK COUNTY, ILLINOIS, VIZ:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 19 IN BLOCK 1 IN W. G. KAISER AND COMPANY'S KEDVALE GARDENS SUBDIVISION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 5939 SOUTH KOMENSKY AVENUE, CHICAGO, IL 60629-4517

TAX ID #: 19-15-407-019-0000

BY FEE SIMPLE DEED FROM ABEL LANDEROS AND MARCELA LANDEROS, HUSBAND AND WIFE AS SET FORTH IN INSTRUMENT NO. 0610145100 AND RECORDED ON 4/11/2006, COOK COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.



**U33757452-030P04**

QUIT CLAIM DEED  
LOAN# 2006268152  
US Recordings

VT# 1934040, PUENTE, JOSE