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ILLINOIS STATUTORY QUIT CLAIM DEED INDIVIDUAL TO INDIVIDUAL FEE SIMPLE



Doc#: 0708044054 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/21/2007 11:38 AM Pg: 1 of 5

=====

RETURN TO:

Rosario Flores
8217 S. Mayfield Ave.
Burbank, IL 60459

SEND SUBSEQUENT TAX BILLS TO:

Rosario Flores
8217 S. Mayfield Ave.
Burbank, IL 60459

THE GRANTOR(S):

Hilda Flores, divorced and not since remarried,

of the Village of Burbank, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, Convey(s) and Quit Claims to:

Rosario Flores, married to Jorge Luis Bautista*,

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX
[Signature]
3-12-07

of the Village of Burbank, County of Cook, State of Illinois, all interests in the following described Real Estate, the real estate situated in the Village of Burbank, County of Cook, State of Illinois, commonly known as, 8217 S. Mayfield Ave., Burbank, IL, 60459, legally described as:

THE WEST 168 FEET AS MEASURED FROM THE NORTH LINE THEREOF (EXCEPT THE NORTH 150 FEET THEREOF) AND (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET) OF THAT PART OF THE SOUTH 3/8 OF LOT 7, LYING NORTHWESTERLY OF THE CENTER LINE OF STATE ROAD IN ASSESSOR'S SUBDIVISION OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE: IF ADDITIONAL SPACE IS REQUIRED FOR LEGAL DESCRIPTION, PLEASE ATTACH A SEPARATE 8 1/2 X 11 1/2 INCH SHEET
Situating in the Village of Burbank, County of Cook, State of Illinois, hereby releasing and waiving all rights under by virtue of the Homestead Exemption Law of the State of Illinois. *Not Homestead Property as to Jorge Luis Bautista.

Permanent Tax Identification Number(s): 19-32-232-020-0000.

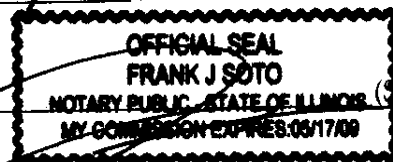
Property Address: 8217 S. Mayfield Ave., Burbank, IL, 60459.

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX

Dated this 28th day of September, 2006.

[Signature]
Hilda Flores

(SEAL)



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BILL OF SALE

Seller, Carl M. Krivanec, married to Sandra Krivanec of Oak Lawn, IL in consideration of ten dollars (\$10.00), receipt whereof is hereby acknowledged, does hereby sell, assign, transfer, and set over to Buyer, Hilda Flores of Chicago, IL the following described personal property to wit:

All personal property listed on real estate contract dated AUGUST 11 2006 and agreed to between the parties.

Seller hereby represents and warrants to buyer that Seller is the absolute owner of said property that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale at OAK LAWN, IL this 28th day of September, 2006.

(Signature) (Seal) _____ (Seal)

I, the undersigned, a notary public in and for said County, in the State of Illinois aforesaid, DO HEREBY CERTIFY THAT Carl M. Krivanec, married to Sandra Krivanec, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of September, 2006.

STATE OF ILLINOIS

COUNTY OF COOK

"OFFICIAL SEAL"

Jean L. Walsh

Notary Public, State of Illinois
My Commission Exp. 09/17/2007

(Signature)
NOTARY PUBLIC

Commission expires _____

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AFFIDAVIT OF TITLE COVENANT AND WARRANTY

The undersigned affiant(s), being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

That affiant(s) has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated September 26, 2006, to Hilda Flores grantee, conveying the following described premises:

THE WEST 168 FEET AS MEASURED FROM THE NORTH LINE THEREOF (EXCEPT THE NORTH (5) FEET THEREOF) AND (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET) OF THAT PART OF THE SOUTH 3/8 OF LOT 7 LYING NORTHWESTERLY OF THE CENTER LINE OF STATE ROAD IN ASSESSOR'S SUBDIVISION OF SECTION 34 AND THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of August 9, 2006, in the report on title issued by Professional National Title Network, Inc., affiant(s) has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant(s), nor has any judgment or decree been rendered against affiant(s), nor is there any judgment note or other instrument that can result in a judgment or decree against affiant(s) within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid and that all the insurance policies assigned have been paid for.

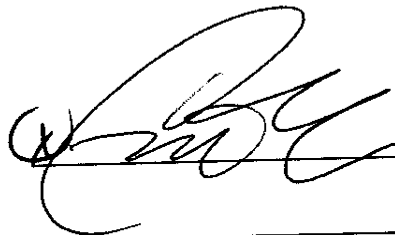
That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of the premises.

Affiant further states: Naught.

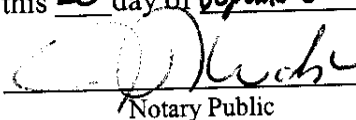
STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me
this 28th day of September, 2006.

 (Seal)

(Seal)

 "OFFICIAL SEAL"
Jean L. Walsh
Notary Public

Notary Public, State of Illinois
My Commission Exp. 09/17/2007

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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 _____, _____

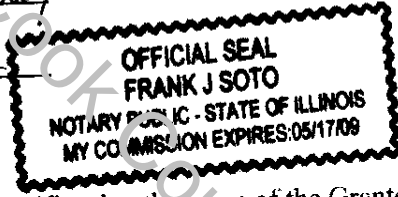
Signature: [Handwritten Signature]

Signature: _____

Subscribed and Sworn to before me

this 24 day of September, 2007

Notary Public [Handwritten Signature]



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 _____, _____

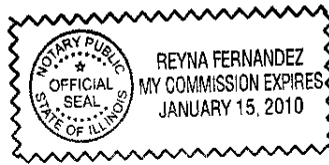
Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Subscribed and Sworn to before me

this 15 day of MARCH, 2007

Notary Public [Handwritten Signature: Reyna Fernandez]



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.)