

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY JOINT TENANTS



0708845003D

Doc#: 0708845003 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/29/2007 09:43 AM Pg: 1 of 4

THE GRANTOR(S), Hernan Mosquera and Maria C. Mosquera, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to Hernan Mosquera, Maria C. Mosquera and Pablo A. Ramirez (GRANTEE'S ADDRESS) 7182 W. Dickens, Unit 2W, Chicago, Illinois 60707 of the County of Cook, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

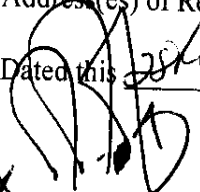
### SUBJECT TO:

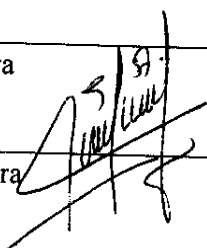
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 13-31-118-041-1014

Address(es) of Real Estate: 7182 W Dickens, Unit 2W, Chicago, Illinois 60707

Dated this 28th day of February, 2007

X   
Hernan Mosquera

X   
Maria C. Mosquera

PROPERTY OF COOK COUNTY CLERK'S OFFICE

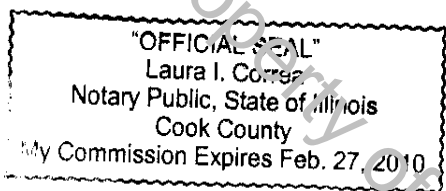
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STATE OF ILLINOIS, COUNTY OF \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hernan Mosquera and Maria C Mosquera,

personally known to me to be the same person(s) whose name(s) 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 28th day of February, 2007



Laura Correa (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: \_\_\_\_\_

[Signature]  
Signature of Buyer, Seller or Representative

**Prepared By:** Maria C. Cabrera  
Attorney at Law  
4126 North Lincoln Ave  
Chicago, Illinois 60618

**Mail To:**  
Hernan Mosquera and Maria C Mosquera and Pablo A Ramirez  
7182 W. Dickens, Unit 2W  
Chicago, Illinois 60707

**Name & Address of Taxpayer:**  
Hernan Mosquera and Maria C Mosquera and Pablo A Ramirez  
7182 W. Dickens, Unit 2W  
Chicago, Illinois 60707

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

## Legal Description

UNIT NUMBER 7182 2-W IN COLONIAL TERRACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 17 AND 18 IN BLOCK 2 IN CHARLES CHRISTMANN'S SECOND HILLSIDE ADDITION TO MONTCLARE, A SUBDIVISION OF THE WEST 1/3 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION MADE BY MIDWEST BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NO. 78-04 -2480, DATED JUNE 29, 1979 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25047589, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 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 February 28, 2007

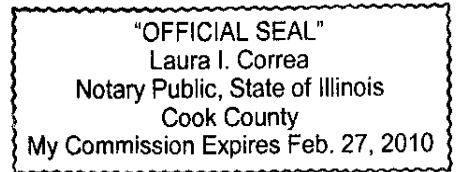
Signature X

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor

THIS 28th DAY OF February, 2007

NOTARY PUBLIC



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 February 28, 2007

Signature X

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee

THIS 28th DAY OF February, 2007

NOTARY PUBLIC



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