



0719326154D

After Recording Send To:

Angel Mendoza  
48525 Paulina Street  
Chicago Illinois 60609

Doc#: 0719326154 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/12/2007 12:20 PM Pg: 1 of 3

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:  
20-07-213-028-0000

133785  
1063

QUITCLAIM DEED

Ramon Garcia, married to Olga Torres, who is signing to release homestead rights, a married couple, hereinafter Grantors, of Cook County, Illinois, for valuable consideration paid, grants and quitclaims to Angel Mendoza, hereafter Grantee, whose tax-mailing address is 48525 Paulina St. Chicago, Illinois 60609, the following real property:

LOT 23 AND THE NORTH 15 FEET OF LOT 24 IN BLOCK 17 IN CHICAGO UNIVERSITY SUBDIVISION OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-07-213-028-0000

CKA: 4852 SOUTH PAULINA STREET, CHICAGO, IL, 60609

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: \_\_\_\_\_

Executed by the undersigned this 22nd day of June, 2007.

X Ramon Garcia  
Ramon Garcia

X Olga Torres  
Olga Torres

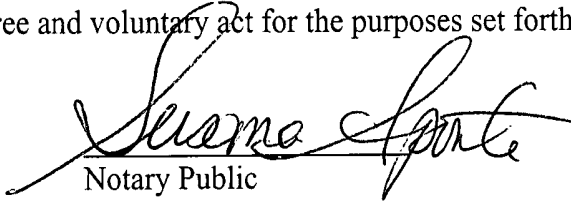
607  
441

2 CB  
16

# UNOFFICIAL COPY

STATE OF IL  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 22nd day of June, 2007 by **Ramon Garcia** and **Olga Torres** who is personally known to me or have produced IL-Drivers License as identification and, furthermore, the aforementioned persons have acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

  
Notary Public



MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

EXEMPT under provisions of Paragraph 5 Section 31-45, Property Tax Code.

Date: 

X  
Buyer, Seller or Representative

Grantee's Name and Address:

Angel Mendoza, 48525 Paulina St Chicago, Illinois 60609
<b>SEND TAX STATEMENT TO GRANTEE</b>

This instrument prepared by:  
Jay A. Rosenberg, Esq. Ross M. Rosenberg, Esq. Attorney Registration Number: 6279710  
Rosenberg LPA ATTORNEYS AT LAW 650 WEST LAKE CENTER 4555 LAKE FOREST DRIVE  
CINCINNATI, OHIO 45242 (513) 563-3008 FAX: (513) 563-3016

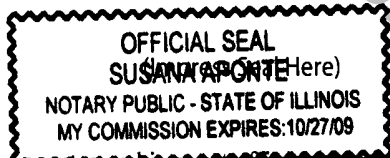
# UNOFFICIAL COPY

## 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 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.

Date: 6-22-07 Signature: X *Ramon Garcia*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 6/22/07  
*Susana Sponte*  
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.

Date: 6-22-07 Signature: X *[Signature]*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 6/22/07  
*Susana Sponte*  
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 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 Act.]