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Cook County Recorder 31.50



Chicago Title Insurance Company



08147232

**QUIT CLAIM DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

THE GRANTOR(S) ENRIQUE BRITO and ESPERANZA ALVAREZ DE BRITO, HIS WIFE and FELICIANO BRITO, A BACHELOR 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 CLAIM(S) to ENRIQUE BRITO and ESPERANZA ALVAREZ DE BRITO (GRANTEE'S ADDRESS) 6430 SOUTH CALIFORNIA, CHICAGO, Illinois 60629

of the County of COOK, husband and wife, not as tenants in common or as joint tenants, but as tenants by the entirety all interest in the following described Real Estate 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, as husband and wife, not as tenants in common or as joint tenants, but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 19-24-115-030-0000

Address(es) of Real Estate: 6430 SOUTH CALIFORNIA, CHICAGO, Illinois 60629

Dated this 15th day of December 19 98

Feliciano Brito
FELICIANO BRITO

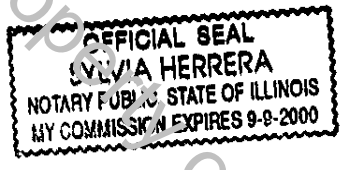
Enrique Brito
ENRIQUE BRITO
Esperanza de Brito
ESPERANZA ALVAREZ DE BRITO

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ENRIQUE BRITO and ESPERANZA ALVAREZ DE BRITO, HIS WIFE and FELICIANO BRITO, A BACHELOR

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.



Sylvia Herrera (Notary Public)

Prepared By: LUIS C. MARTINEZ ATTORNEY AT LAW
5917 SOUTH KEDZIE AVE.
CHICAGO, ILLINOIS 60629-

Mail To:
LUIS C. MARTINEZ
5917 SOUTH KEDZIE
CHICAGO, Illinois 60629

Name & Address of Taxpayer:
ENRIQUE BRITO
6430 SOUTH CALIFORNIA
CHICAGO, Illinois 60629



Property of Cook County Clerk's Office

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EXHIBIT "A"

Legal Description

LOT 11 IN BLOCK 4 IN HON BAIN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

DISCLOSURE

This disclosure, made on this 5TH day of DECEMBER, 1998, made by and between ENRIQUE BRITO AND ESPERANZA ALVAREZ DE BRITO, HIS WIFE AND FELICIANO BRITO, A SPINSTER (Hereinafter referred to as GRANTOR(S) and ENRIQUE BRITO AND ESPERANZA ALVAREZ DE BRITO, HIS WIFE, (Hereinafter referred to as GRANTEE(S).

Whereas, GRANTORS have retained LUIS C. MARTINEZ to prepare a Quit Claim Deed for the property located at 6430 SOUTH CALIFORNIA, CHICAGO, ILLINOIS 60629 and Whereas, the parties acknowledge that LUIS C. MARTINEZ has informed the parties of the following information:

1. between GRANTORS have stated that they are the current owners of record of the property located at 6430 SOUTH CALIFORNIA, CHICAGO, ILLINOIS 60629
2. That the GRANTOR(S) hereby authorizes and directs LUIS C. MARTINEZ to prepare and issue a Quit Claim Deed for our signatures to convey our interests to the GRANTEE(S);
3. That the GRANTOR(S) understand that LUIS C. MARTINEZ has explained to us that by signing this document we GRANTOR(S) convey all of our rights and interests this property, and that once this document is recorded we GRANTOR(S) will no longer be the owners of it;
4. That LUIS C. MARTINEZ has not ordered a title search for the aforementioned property. The last document of record that was disclosed to LUIS C. MARTINEZ was the TITLE dated FEBRUARY 23, 1998 to show ENRIQUE BRITO AND ESPERANZA ALVAREZ DE BRITO, HIS WIFE AND FELICIANO BRITO, A SPINSTER, (AS GRANTEE(S) and as the current owners of the property located at 6430 SOUTH CALIFORNIA, CHICAGO, ILLINOIS 60629.
5. That we GRANTOR(S) have not caused any other conveyance to be made since that date and that we GRANTOR(S) have not received anything which would affect the legal title to the property;
6. That the parties acknowledge that LUIS C. MARTINEZ has informed us that there is a gap in the time form the date of the examination. You do not know what actions or transactions have taken place which may affect the ability of the GRANTOR(S) effectively convey their interests free and clear of any problems.



CHICAGO TITLE INSURANCE COMPANY

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 an 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.

Date: 12/15/98

Signature: Feliciano Brito Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Feliciano Brito THIS 15th DAY OF December 19 98.

Signature: Enrique Brito

NOTARY PUBLIC Sylvia Herrera



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: 12/15/98

Signature: Enrique Brito Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Enrique Brito THIS 15th DAY OF December 19 98.

Signature: Esperanza de Brito

NOTARY PUBLIC Sylvia Herrera



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.

[Attached 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.]

- 7. That while the GRANTOR(S) have signed the Quit Claim Deed, that the GRANTEE(S) is taking title to the property subject to existing mortgage at the date of transfer as for the grantor. That by signing this Quit Claim Deed the GRANTOR(S) no longer have an interest in the property that We the GRANTOR(S) are still responsible for the mortgage payment if it is not made, and We GRANTOR(S) would be named as defendants in a foreclosure action should the mortgage be declared in default. Furthermore, all parties understand that the conveyance by Quit Claim from the GRANTOR(S) may actually invoke the "DUE ON SALE CLAUSE" contained in the mortgage and, if the lender is made aware of this conveyance, may cause the lender to require the GRANTEE(S) to pay off the balance of the principal of the loan within 30 days.
- 8. That the GRANTEE(S) is not paying the GRANTOR(S) any consideration which may give rise to the payment of any transfer stamps to the state, County or City governments for the transfer of property within their jurisdictions.

Este documento fue explicado en español.

Feliciano Brito
GRANTOR

Enrique Brito
GRANTOR

Esperanza Brito

Enrique Brito
GRANTEE

Esperanza Brito
GRANTEE

