

# UNOFFICIAL COPY



After Recording Return to:

**Accurate Title Group, LLC**  
2013 Perimeter Woods Dr., Ste H  
Charlotte, North Carolina 28216

Doc#: 1102116043 Fee: \$44.0  
Eugene "Gene" Moore RHSP Fee: \$10.0  
Cook County Recorder of Deeds  
Date: 01/21/2011 02:29 PM Pg: 1 of 5

This instrument was prepared under the supervision of:  
P. DeSantis, Esq.  
By: Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
866-755-6300

This space for recording information only

~~Mail Tax Statements For~~

Irma Pickering  
Jonathan W. Pickering  
Yvette Marie Cabrera  
Bianca Cabrera  
Alfonso Cabrera  
12323 South maple  
Blue Island, IL 60406

Exempt under provisions of §E, §31-45  
Of the Real Estate Transfer Tax Law  
(35 ILCS 200/31-45)  
Date: 1/21/11  
*Richard Adams*  
Buyer, Seller or Representative

Property Tax ID#: 24-25-402-006-0000

515029

## QUITCLAIM DEED

(the purpose of this deed is to add spouse on title)

Dated this 17<sup>th</sup> day of December, 2010. WITNESSETH, that said GRANTORS, IRMA PICKERING, a married woman, joined by her spouse, JONATHAN W. PICKERING, YVETTE MARIE CABRERA, a single woman, BIANCA CABRERA, a single woman, and ALFONSO CABRERA, a single man, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEYS and QUITCLAIMS unto GRANTEEES, IRMA PICKERING and JONATHAN W. PICKERING, wife and husband, YVETTE MARIE CABRERA, a single woman, BIANCA CABRERA, a single woman, and ALFONSO CABRERA, a single man, all as joint tenants, residing at 12323 South Maple, Blue Island, Illinois 60406, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 12323 South Maple, Blue Island, Illinois 60406, and legally described as follows, to wit:

**LOT 22 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 37**

# UNOFFICIAL COPY

NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO IRMA PICKERING F/K/A IRMA CABRERA-MORALES, A MARRIED WOMAN, YVETTE MARIE CABRERA, A SINGLE WOMAN, BIANCA CABRERA, A SINGLE WOMAN, AND ALFONSO CABRERA, A SINGLE MAN, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY BY DEED FROM JOHN W. PICKERING A/K/A JONATHAN W. PICKERING AND IRMA PICKERING F/K/A IRMA CABRERA-MORALES, HIS WIFE, RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616747082 IN COOK COUNTY, ILLINOIS.


Property Address: 12323 South Maple, Blue Island, Illinois 60406  
The legal description was obtained from a previously recorded instrument.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN TESTIMONY WHEREOF WITNESS the signatures of the Grantors and Grantees of the date first written above.


GRANTORS:

GRANTEES:

  
IRMA PICKERING

  
IRMA PICKERING

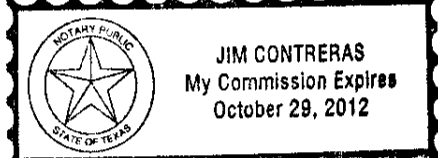
  
JONATHAN W. PICKERING

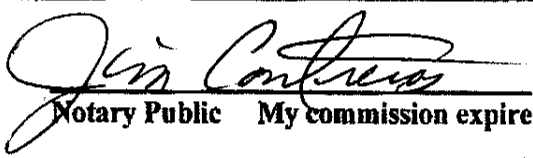
  
JONATHAN W. PICKERING

STATE OF ~~ILLINOIS~~ TEXAS, COUNTY OF Cameron

I, Jim Contreras, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that IRMA PICKERING and JONATHAN W. PICKERING, personally known to me to be the same persons whose names 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 and official seal this 17 day of Dec, 2010.



  
Notary Public My commission expires: 10/29/2012

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. Two Grantors appear on this page, subsequent Grantors' signatures appear on the following pages.

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantors and Grantees of the date first written above

UNOFFICIAL COPY

GRANTORS:

GRANTEES:

Yvette Marie Cabrera  
YVETTE MARIE CABRERA

Yvette Marie Cabrera  
YVETTE MARIE CABRERA

Bianca Cabrera  
BIANCA CABRERA

Bianca Cabrera  
BIANCA CABRERA

Y.M.C TEXAS  
STATE OF ILLINOIS, COUNTY OF CAMERON

I, Jim Contreras, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that YVETTE MARIE CABRERA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 and official seal this 17 day of Dec., 2010.

Jim Contreras  
Notary Public

My commission expires: 10/29/2012

STATE OF ILLINOIS, COUNTY OF de

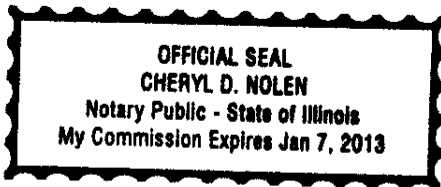
I, Cheryl D. Nolen, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that BIANCA CABRERA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 and official seal this 21 day of December, 2010.

Cheryl D. Nolen  
Notary Public

My commission expires: 1-7-2013

*This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. Two Grantors appear on this page, subsequent Grantors' signatures appear on the following pages.*



IN TESTIMONY WHEREOF, WITNESS the signature of the Grantors and Grantee of the date first written above.

**UNOFFICIAL COPY**

**GRANTOR:**

**GRANTEE:**

*Alfonso Cabrera*  
ALFONSO CABRERA

*Alfonso Cabrera*  
ALFONSO CABRERA

STATE OF ILLINOIS, COUNTY OF Cook

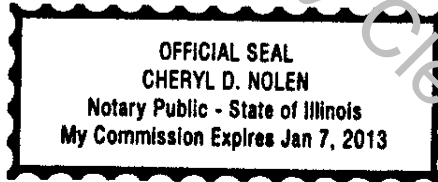
I, Cheryl D. Nolen, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ALFONSO CABRERA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 and official seal this 21<sup>st</sup> day of December, 2010.

*Cheryl D. Nolen* 1-7-2013  
Notary Public My commission expires:

*This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.*

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**



City of Chicago  
Dept. of Revenue  
608702



Real Estate  
Transfer  
Stamp

1/21/2011 13:42

dr00198

\$0.00

Batch 2,343,499

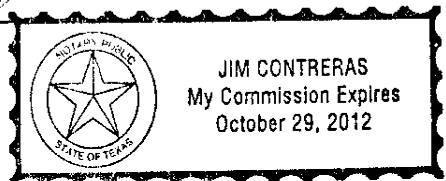
# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 authorize 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 December 17 <sup>2012</sup> ~~2010~~

Signature Irma Pickering  
Grantor or Agent

Subscribed and sworn to before me  
by the said IRMA Pickering  
this 17 day of Dec. <sup>2012</sup> ~~2010~~  
Notary Public Jim Contreras

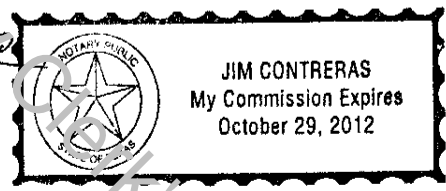


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December <sup>2012</sup> ~~2010~~

Signature Irma Pickering  
Grantee or Agent

Subscribed and sworn to before me  
by the said IRMA Pickering  
this 17 day of Dec. <sup>2012</sup> ~~2010~~  
Notary Public Jim Contreras



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.

(Attached 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.)