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1125118062D

QUITCLAIM DEED

ILLINOIS

Doc#: 1125118062 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2011 04:48 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(S) **MIGUEL A. MUNOZ**, a bachelor, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIMS (S) to (*Name and Address of Grantee*) **VIVIANA IGLESIAS**, of 4421 N. Keystone, Chicago, Illinois 60630, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (*See Page 2 for Legal Description*), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND HOLD said premises in fee simple.

SUBJECT TO: General real estate taxes for 2010 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions, and Restrictions.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY

This Transfer is Exempt under provision of sec. 31-45, par. E, Real Estate Transfer Tax Law (35 ILCS 200/31 45 Par. (e)).

Date: 9-8-2011

Signature _____

Permanent Real Estate Index Number(s): 13-12-225-014-1005

Address of Real Estate: 5321 N. LINCOLN AVE., UNIT 2E, CHICAGO, ILLINOIS 60625.

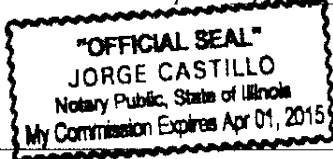
The date of this deed of conveyance is SEPTEMBER 8, 2011.

(SEAL) **MIGUEL A. MUNOZ**

(SEAL)

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIGUEL A. MUNOZ are personally known to me to be the same person(s) whose name(s) is(are) 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, including the release and waiver of the right of homestead.

(My Commission Expires 9/01/2015) Given under my hand and official seal SEPTEMBER 8, 2011



Jorge Castillo
Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

5321 N. LINCOLN AVE., UNIT 2E, CHICAGO, ILLINOIS 60625.

Permanent Real Estate Index Number(s): 13-12-225-014-1005.

Legal Description:

PARCEL 1:

UNIT 2E IN THE LINCOLN AVENUE TERRACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 50 FEET OF THE SOUTH 200 FEET OF THE WEST 95 FEET EAST OF LINCOLN AVENUE AND NORTH OF BERWYN AVENUE IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MEASURED ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHEAST 1/4, IN COOK COUNTY, ILLINOIS;

ALSO

BLOCK 4 (EXCEPT NORTH 350 FEET THEREOF) IN FRED W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AND THAT PART EASTERLY OF LINCOLN AVENUE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12 (EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF BERWYN AVENUE) ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREET AND ALLEYS) ACCORDING TO THE PLAT OF THE SAID SUBDIVISION FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 12, 1923 AS DOCUMENT 7879542, IN COOK COUNTY, ILLINOIS.

ALSO

THE EAST 23.16 FEET OF THE WEST 118.16 FEET OF THE NORTH 50 FEET OF THE SOUTH 200 FEET EAST OF LINCOLN AVENUE AND NORTH OF BERWYN AVENUE IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MEASURED ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHEAST 1/4, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0535512117, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-10 AND S-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0535512117.

<p>This instrument was prepared by:</p> <p>Victor R. Fernandez, Esq. 1937 W. Irving Park Road, Second Floor Chicago, Illinois 60613</p>	<p>Send subsequent tax bills to:</p> <p>Viviana Iglesias 5321 N. Lincoln Ave., Unit 2E, Chicago, Illinois 60625</p>	<p>Mail recorded document to:</p> <p>Victor R. Fernandez, Esq. 1937 W. Irving Park Road, Second Floor Chicago, Illinois 60613</p>
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STATEMENT BY GRANTOR AND GRANTEE

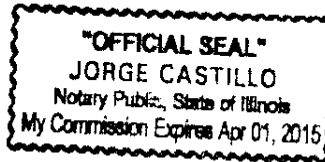
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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: 9-8, 2011

Signature: [Handwritten Signature]
Grantor or Agent (Miguel A. Munoz)

Subscribed and sworn to before me on by the said grantor on 09/08, 2011.

[Handwritten Signature]
Notary Public



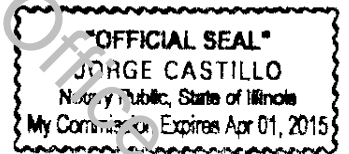
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 9/8, 2011

Signature: [Handwritten Signature]
Grantee or Agent (Viviana Iglesias)

Subscribed and sworn to before me by the said grantee on 09/08, 2011.

[Handwritten Signature]
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.)