



Chicago Title Insurance Company  
**Quit Claim DEED**  
**ILLINOIS STATUTORY**

**UNOFFICIAL COPY**



13072340740

Doc#: 1307234074 Fee: \$42.00  
 Karen A. Yarbrough RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 03/13/2013 11:17 AM Pg: 1 of 3

THE GRANTOR(S) \*ESPERANZA MENDEZ TERRAZAS and ARMANDO TERRAZAS as husband and wife, of the City of PALOS PARK, 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 to VIRGINIA TERRAZAS (GRANTEE'S ADDRESS) 12525 S. WINDSOR, PALOS PARK, IL 60464 of the County of COOK, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

\* A/K/A ESPERANZA MENDEZ


LOT 2 (EXCEPT NORTH 60 FEET THEREOF), BLOCK 11 FREDERICK H. BARTLETTS 63RD STREET SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2012 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2012 AND SUBSEQUENT

Permanent Real Estate Index Number(s): 19-15-319-026-0000  
 Address(es) of Real Estate: 6118 S. KILBOURN AVENUE, CHICAGO, IL 60629

Dated this 6<sup>th</sup> day of March, 2013

  
 ESPERANZA MENDEZ TERRAZAS  
 \*A/K/A ESPERANZA MENDEZ

  
 ARMANDO TERRAZAS

City of Chicago  
 Dept. of Finance  
 639081



Real Estate  
 Transfer  
 Stamp

\$0.00

3/13/2013 11:10  
 dr00155

Batch 6,052,937

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ESPERANZA MENDEZ TERRAZAS and ARMANDO TERRAZAS, 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 18th day of March, 2013



*Esperanza Rivera-Valenzuela*  
(Notary Public)

**Prepared By:**

Law Office Of Esperanza Rivera-Valenzuela, LLC  
6418 W. OGDEN AVE  
BERWYN, IL 60402

**Mail To:**

*Virginia Terrazas*  
6118 S. KILBOURN AVENUE  
CHICAGO, IL 60629

**Name & Address of Taxpayer:**

VIRGINIA TERRAZAS  
6118 S. KILBOURN AVENUE  
CHICAGO, IL 60629

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. 2 and Cook County Ord. 93-0-27 par. 4  
Date 3.13.13 Sign. *[Signature]*

Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

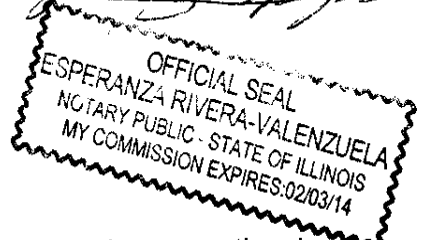
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/6/13

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantor  
THIS 6 DAY OF March,  
2013.

NOTARY PUBLIC [Signature]



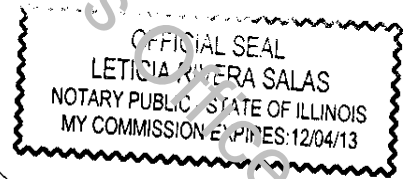
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/6/13

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID agent  
THIS 6 DAY OF March,  
2013.

NOTARY PUBLIC [Signature]



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.]