



Doc#: 1312215008 Fee: \$46.00  
RHSP Fee:\$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2013 08:44 AM Pg: 1 of 5

After Recording Return to:  
CLOSING USA, LLC  
903 ELMGROVE ROAD  
ROCHESTER, NY 14624  
File No. CL130132800LD

Name & Address of Taxpayer:  
RAMIRO A. JIMENEZ  
17747 TULIP LANE  
TINLEY PARK, IL 60477

This document prepared by:  
ERIC FELDMAN, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

Tax ID No.: 27-35-224-006-0000

QUIT CLAIM DEED

STATE OF ILLINOIS  
COUNTY OF COOK

THIS INDENTURE made and entered into on this 5 day of April, 2013 by and between DONNA A. FORTIN, F/K/A DONNA A. JIMENEZ, AS TRUSTEE OF THE DONNA A. JIMENEZ REVOCABLE LIVING TRUST AGREEMENT, DATED JULY 31, 2000, of 17747 TULIP LANE, TINLEY PARK, IL 60477 hereinafter referred to as Grantor(s) and RAMIRO A. JIMENEZ, AN UNMARRIED MAN, of 17747 TULIP LANE, TINLEY PARK, IL 60477, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"  
Also known as: 17747 TULIP LANE, TINLEY PARK, IL 60477  
Property Tax ID No.: 27-35-224-006-0000  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
TRANSFER PURSUANT TO DIVORCE SETTLEMENT

S yes  
P 566  
C N  
M N  
S yes  
E yes  
T yes

# UNOFFICIAL COPY

Prior instrument reference: DOCUMENT NUMBER: 00886031, Recorded: 11/13/2000

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

Donna A. Fortin  
Date DONNA A. FORTIN

Assessor's parcel No. 27-35-224-006-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Donna A. Fortin  
DONNA A. FORTIN, TRUSTEE

Donna A. Jimenez  
F/K/A DONNA A. JIMENEZ, TRUSTEE

STATE OF Illinois  
COUNTY OF COOK

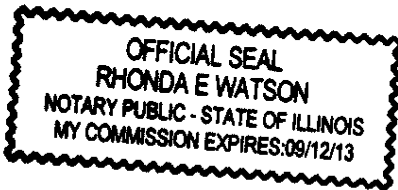
I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT DONNA A. FORTIN, F/K/A DONNA A. JIMENEZ, TRUSTEE is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5 day of April, 2013

Rhonda E. Watson  
Notary Public

My commission expires

9-12-13



# UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

ERIC FELDMAN, Esq.  
8940 Main Street  
Clarence, NY 14031

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT A  
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TO WIT:

LOT 129 IN TIMBER EDGE UNIT III, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 (EXCEPT THE EAST 215.00 FEET THEREOF) OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL ID: 27-35-224-006-0000

PROPERTY COMMONLY KNOWN AS: 17747 TULIP LANE, TINLEY PARK, IL 60477

Property of Cook County Clerk's Office

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 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 4-5, 2013  
Signature: Donna A. Fortin  
DONNA A. FORTIN, TRUSTEE

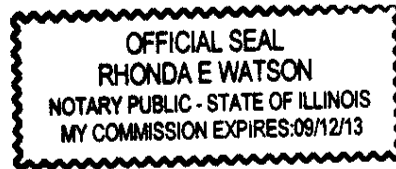
Subscribed and sworn to before me by the Grantor

Said DONNA A. FORTIN, TRUSTEE

this 5 day of April

2013.

Rhonda E. Watson (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 4-5, 2013  
Signature: Ramiro A. Jimenez  
RAMIRO A. JIMENEZ

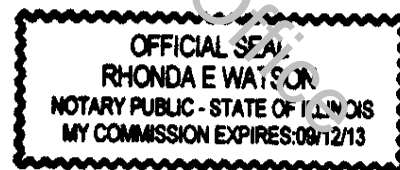
Subscribed and sworn to before me by the Grantee

Said RAMIRO A. JIMENEZ

this 5 day of April

2013.

Rhonda E. Watson (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.