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This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126



Doc#: 1317245019 **Fee:** \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2013 09:31 AM Pg: 1 of 4

Return To & Mail Tax Statements To:
Nicholas Garcia
4247 Amelia Ave, Unit 2A
Lyons, IL 60534

Order# 16379750

This space for recording information only

QUITCLAIM DEED

Tax Exempt under 35 ILCS 200/31 45(e)

By: [Signature] [05-15-13] DATED
NICHOLAS GARCIA

Dated this 15 day of MAY, 2013, WITNESSETH, that said GRANTORS, NICHOLAS GARCIA, a married man, who acquired title as unmarried, herein joined by his spouse ANA M PEREZ, whose post office address is 4247 Amelia Ave, Unit 2A, Lyons, IL 60534, for and in consideration of the sum of ZERO AND 00/100 (\$0.00) DOLLARS, and other good or valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM unto NICHOLAS GARCIA, a married man, whose post office address is 4247 Amelia Ave, Unit 2A, Lyons, IL 60534, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: is 4247 Amelia Ave, Unit 2A, Lyons, IL 60534, and legally described as follows, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 18011210191002

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

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IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.

Nicholas Garcia
NICHOLAS GARCIA

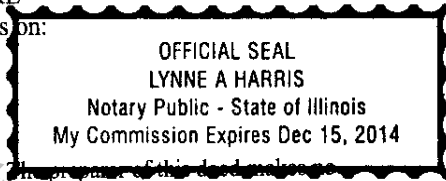
ANA M PEREZ
ANA M PEREZ

STATE OF Illinois
COUNTY OF COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 15 day of MAY, 2013 by NICHOLAS GARCIA and ANA M PEREZ, who are personally known to me or who have produced Driver's license as identification, and who signed this instrument willingly.

Lynne A Harris
NOTARY SIGNATURE

My commission expires on:



No title search was performed on the subject property by the preparer. ~~The preparer of this deed makes no~~ representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Order No.: **16379750**
Loan No.: 000624837415

Exhibit A

The following described property:

Parcel 1:

Unit Number 2A in the 4247 Amelia Condominium, as delineated on a survey of the following described tract of land:

Lot 36 in Riverside Addition being a subdivision of the East 747.68 feet of the West 1511.22 feet of the South 1/2 of the Northwest 1/4 of Section 1, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit "A" to the declaration of condominium recorded as Document Number 0713515049; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-2A, a limited common element, as delineated and defined by the declaration of condominium aforesaid.

Assessor's Parcel No: 18011210191002

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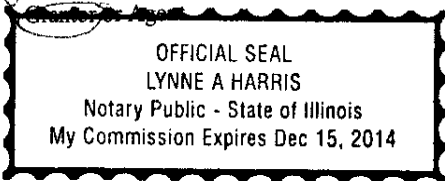
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 05-15, 2013 Signature: *Nicolas Garcia*

Subscribed and sworn to before Me by the said NICOLAS GARCIA this 15 day of MAY, 2013.

NOTARY PUBLIC *Lynne A Harris*

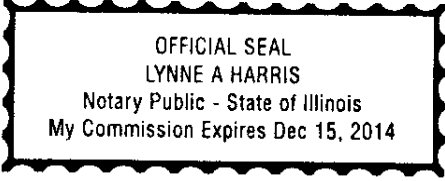


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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 05-15, 2013 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before Me by the said ANA III PEREZ This 15 day of MAY, 2013.

NOTARY PUBLIC *Lynne A Harris*



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

COOK COUNTY CLERK'S OFFICE