

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



Doc#: 1401029041 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/10/2014 11:57 AM Pg: 1 of 4

THE GRANTOR(S), Steven Flores and Debbie Flores a/k/a Debra D Flores, not as tenants in common, but as joint tenants, of the City of Steger, 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 Steven J Flores (GRANTEE'S ADDRESS) 22304 Lahon Road, Steger, Illinois 60475 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

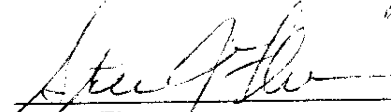
**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2013 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

Permanent Real Estate Index Number(s): 32-27-301-001-0000

Address(es) of Real Estate: 650 E. Sauk Trail Road, South Chicago Height, Illinois 60475

Dated this 9 day of January, 2014

  
\_\_\_\_\_  
Steven Flores

  
\_\_\_\_\_  
Debbie Flores a/k/a Debra D Flores

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven Flores and Debbie Flores a/k/a Debra D Flores, not as tenants in common, but as joint tenants, 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 9 day of January, 2014

[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH D SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 1-9-14



[Signature]  
Signature of Buyer, Seller or Representative

**Prepared By:** Van Dorf Freund & Associates  
111 North Wabash Avenue, Suite 1605  
Chicago, Illinois 60602

**Mail To:**  
Steven J Flores  
22304 Lahon Road  
Steger, Illinois 60475

**Name & Address of Taxpayer:**  
Steven J Flores  
22304 Lahon Road  
Steger, Illinois 60475

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

A TRIANGULAR PARCEL OF LAND BEING A PART OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 27; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼, 640.2 FEET TO A POINT IN THE CENTER LINE OF A PUBLIC HIGHWAY KNOWN AS LINCOLN HIGHWAY; THENCE NORTHEASTWARDLY ALONG THE CENTER LINE OF SAID PUBLIC HIGHWAY 670 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST ¼; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ¼, 198.6 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE PARCEL TAKEN FOR HIGHWAY PURPOSES, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 27 AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 09 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 468.05 FEET TO A POINT OF A LINE 50.00 FEET SOUTHEASTERLY OF AND PARALLEL TO THE CENTERLINE OF SAUK TRAIL ROAD, FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 09 MINUTES 04 SECONDS WEST ALONG SAID SOUTHLINE, 166.68 FEET TO THE CENTERLINE OF SAUK TRAIL ROAD; THENCE NORTH 71 DEGREES 41 MINUTES 41 SECONDS EAST ALONG SAID CENTERLINE, 665.05 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED SOUTHWEST ¼; THENCE SOUTH 00 DEGREES 56 MINUTES 28 SECONDS EAST ALONG SAID EASTLINE, 64.90 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 32 SECONDS WEST, 40.00 FEET TO A POINT ON LINE 50.00 FEET SOUTHEASTERLY OF AND PARRALLEL TO THE CENTERLINE OF SAUK TRAIL ROAD; THENCE SOUTH 71 DEGREES 41 MINUTES 41 SECONDS WEST, 448.50 FEET; TO THE POINT OF BEGINNING (CONTAINING 0.669 ACRES OF LAND OF WHICH 0.482 ACRES ARE ALREADY BEING USED FOR ROADWAY PURPOSES), IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 32-27-301-001-0000

PROPERTY COMMONLY KNOWN AS: 650 E. SAUK TRAIL RD., SOUTH CHICAGO HEIGHTS, IL.

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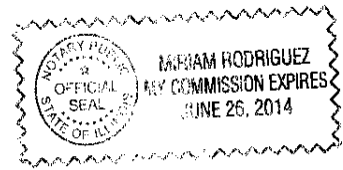
## STATEMENT BY GRANTOR AND GRANTEE

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 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 1-9-14

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 9 DAY OF January  
2014.



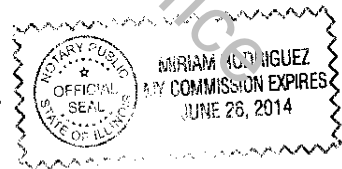
NOTARY PUBLIC [Signature]

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 1-9-14

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 9 DAY OF January  
2014.



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.]