

# UNOFFICIAL COPY



Doc#: 1403715037 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/06/2014 11:16 AM Pg: 1 of 3

After Recording, Return to:  
SILK ABSTRACT COMPANY  
1000 GERMANTOWN PIKE, SUITE J-4  
PLYMOUTH MEETING, PA 19462  
File No. REO-18102

Name & Address of Taxpayer:  
**HUGO R. HERAS AND LIBIA MAGNOLIA CASTILLO ORTIZ**  
3000 NORTH AVERS AVENUE  
CHICAGO, IL 60618

This document prepared by:  
HOWARD W. ANDERSON, III, ESQ.  
402-3 PENDLETON ROAD  
CLEMSON, SC 29633  
866-333-3081

City of Chicago  
Dept. of Finance  
**659256**



Real Estate  
Transfer  
Stamp

**\$609.00**

Parcel ID Number: 16-03-307-010

1/13/2014 15:11  
dr00762

Batch 7,545,031

## QUIT CLAIM DEED

STATE OF ~~ILLINOIS~~ TEXAS  
COUNTY OF ~~COOK~~ DALLAS

THIS INDENTURE made and entered into on this 2ND day of JANUARY, 2014, by and between **BANK OF AMERICA, N.A.**, 101 SOUTH TRYON STREET, CHARLOTTE, NORTH CAROLINA 28280 hereinafter referred to as Grantor(s) and **HUGO R. HERAS, a single person AND LIBIA MAGNOLIA CASTILLO ORTIZ, a single person**, 3000 NORTH AVERS AVENUE, CHICAGO, IL 60618, 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, 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"

Commonly known as: 4431 WEST THOMAS STREET, CHICAGO, IL 60651  
Parcel ID Number: 16-03-307-010  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER 1328444118, Recorded: 10/11/2013

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 heirs, administrators, successors or assigns, forever in FEE SIMPLE of the Grantee(s).

S yes  
P 3  
S N  
M N  
SC yes  
E yes  
INT yes

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

Parcel ID Number: 16-03-307-010

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 2ND day of JANUARY, 2014.

BANK OF AMERICA, N.A.

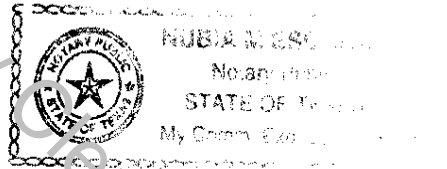
BY Jennifer Green  
NAME: JENNIFER GREEN  
TITLE: ASSISTANT VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

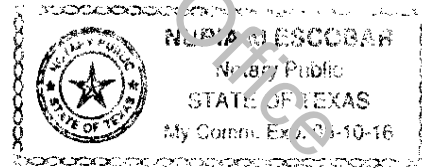
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JENNIFER GREEN on behalf of BANK OF AMERICA, N.A. is personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/it signed, sealed and delivered said instrument as his/her/its free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 2ND day of JANUARY, 2014

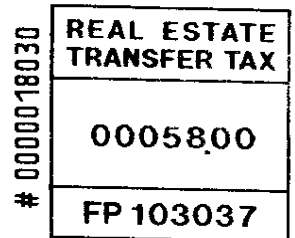
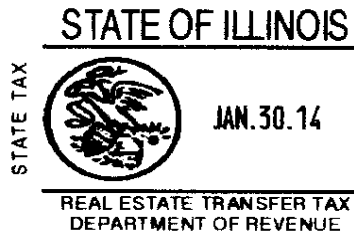
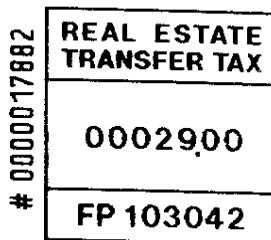
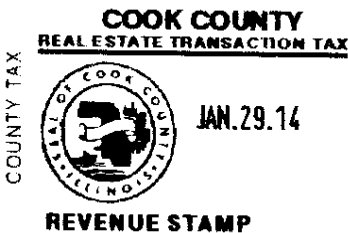
Notary Public NUBIA M ESCOBAR  
My Commission expires 5/10/2016



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



Name & Address of Preparer:  
HOWARD W. ANDERSON, III, ESQ.  
402-3 PENDLETON ROAD  
CLEMSON, SC 29633  
866-333-3081



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EXHIBIT A  
LEGAL DESCRIPTION

LOT 36 AND THE EAST 5 FEET OF LOT 35 IN BLOCK 5 IN ANDREW J. GRAHAM'S SUBDIVISION OF BLOCK 5 AND 8 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 16-03-307-010

COMMONLY KNOWN AS: 4431 WEST THOMAS STREET, CHICAGO, IL 60651

Property of Cook County Clerk's Office