



**Doc#:** 1413934000 **Fee:** \$52.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/19/2014 08:12 AM Pg: 1 of 8

Prepared By: Daniel R. Morris, Esq., Deeds on Demand, PC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to: 6338 S. Mozart Street, Chicago, IL 60629

Return to: Servicelink Irvine, 250 Commerce, 2nd Floor, Irvine, CA 92602.

Permanent Real Estate Index Number: 19-24-106-030

## QUITCLAIM DEED

FRANCISCO CRUZ, JR., divorced-not remarried, and MARINA CRUZ, divorced-not remarried,, whose mailing address is 6338 S. Mozart Street, Chicago, IL 60629, (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto FRANCISCO CRUZ, JR., single, in fee simple, whose address is 6338 S. Mozart Street, Chicago, IL 60629, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

All that parcel of land in City of Chicago, Cook County, State of Illinois, as more fully described in Deed Doc # 0921105051, ID# 19-24-106-030, being known and designated as:

Lot 32 in Block 2 in John Bain's Subdivision of the east half of the east half of the Northwest Quarter of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

By fee simple deed from Lasalle Bank National Association as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 as set forth in Doc # 0921105051 dated 06/28/2009 and recorded 07/30/2009, in the Office of the County Recorder of Cook County, State of Illinois.

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 29705**

# UNOFFICIAL COPY

Property Address: 6338 S. Mozart Street, Chicago, IL 60629

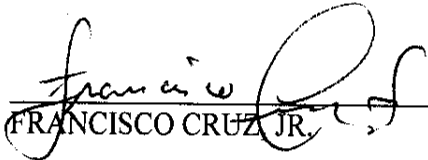
AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor this the 5<sup>th</sup> day November, 2013.

 (Seal)  
FRANCISCO CRUZ JR.

\_\_\_\_\_  
(Seal)  
MARINA CRUZ

City of Chicago  
Dept. of Finance  
**664706**

4/15/2014 14:26  
dr00762



Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 7,932,451

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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IN WITNESS WHEREOF, this deed was executed by the Grantor this 09 day 11, 2013.

\_\_\_\_\_  
(Seal)  
FRANCISCO CRUZ, JR.

*Marina Cruz*  
\_\_\_\_\_  
(Seal)  
MARINA CRUZ

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Prepared by Deeds on Demand, PC

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# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, FRANCISCO CRUZ, JR., 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 ~~she~~ signed, sealed and delivered said instrument as ~~her~~ <sup>his</sup> free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 5<sup>th</sup> of November, 20 13.

Caridad Rivera  
Notary Public  
My Commission expires: 4-4-2015



STATE OF ILLINOIS }  
COUNTY OF Illinois } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MARINA CRUZ, 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 she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission expires:

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MARINA CRUZ, 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 she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 11-9, 20 13.

Christine Wieczorek  
Notary Public  
My Commission expires: 4-29-17



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph D Section 4, Real Estate Transfer Act

Date: 11/9/13

Signature of Grantor: FRANCISCO CRUZ, JR.

Signature of Grantor: MARINA CRUZ

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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Exempt under provisions of Paragraph   D   Section 4, Real Estate Transfer Act

Date: 11/9/13

Signature of Grantor: \_\_\_\_\_

  
FRANCISCO CRUZ, JR.

Signature of Grantor: \_\_\_\_\_

MARINA CRUZ

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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# 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 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 title to real estate under the laws of the State of Illinois.

Dated 11-9, 2013

Signature: Marina Cruz  
Grantor or Agent

Subscribed and sworn to before me  
By the said Marina Cruz  
This 9th day of November, 2013  
Notary Public Christine Wieczorek



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 title to real estate under the laws of the State of Illinois.

Date \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
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.

(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.)



# 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 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 \_\_\_\_\_, 20\_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the law of the State of Illinois.

Date 3/31/14, 2014 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Jerry Carlos  
This 31 day of March,  
2014.



NOTARY PUBLIC Krystal Williams

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.)