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Doc#: 1416244020 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2014 11:57 AM Pg: 1 of 5

Commitment Number: 14298818

This Instrument Prepared By: **Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,**
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:
Boston National Title LLC
129 West Trade Street, 9th Floor
Charlotte, NC 28202

Mail Tax Statements To: **Carlos L. Jaimes and Leonora Carranza, 5239 W. Patterson Ave.,**
Chicago, IL 60641

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-21-131-007-0000

QUITCLAIM DEED

Jesus J. Guillen, unmarried, hereinafter grantor, whose tax-mailing address is **563 Park Court, River Grove, IL 60621**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Carlos L. Jaimes and Leonora Carranza, his wife**, hereinafter grantees, whose tax mailing address is **5239 W. Patterson Ave., Chicago, IL 60641**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE EAST 31 FEET OF LOT 88 IN KOESTER AND ZANDER'S WEST IRVING PARK IN SUBDIVISION IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 NORTH RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax ID #13-21-131-007-0000

City of Chicago
Dept. of Finance
668187



Real Estate
Transfer
Stamp

6/11/2014 11:32

dr00347

\$0.00

Batch 8,222,615

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Property Address is: 5239 W. Patterson Ave., Chicago, IL 60641

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **0010417333**

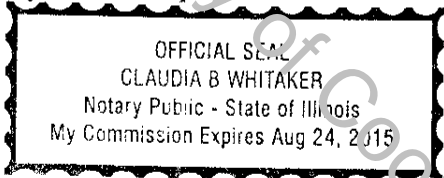
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Executed by the undersigned on 4-26-14, 2014:

Jesus J. Guillen
Jesus J. Guillen

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 04-26th, 2014 by **Jesus J. Guillen** who is personally known to me or has produced Mexico Passport as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.



Claudia B. Whitaker
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 17.11.05 Section 31-45, Property Tax Code.

Date: May 5, 2014

Jesus J. Guillen
Buyer, Seller or Representative

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Escrow File No.: 14298818

EXHIBIT "A"

the land described as follows:

THE EAST 31 FEET OF LOT 88 IN KOESTER AND ZANDER'S WEST IRVING PARK IN SUBDIVISION IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 NORTH RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax ID #13-21-131-007-0000

Being that parcel of land conveyed to Carlos L. Jaimes, a married and Leonora Carranza, his wife, in joint tenancy from Carlos L. James by that deed dated 6/1/2005 and recorded 6/1/2005 in deed Document No. 0515239062, of the Cook County, IL public registry.

Being that parcel of land conveyed to Carlos Jaimes and Jesus J. Guillen from Jan Niedzwiecki and Halina Niedzwiecki, husband and wife by that deed dated 4/12/2001 and recorded 5/17/2001 in deed Document No. 0010417333, of the Cook County, IL public registry.

Cook County Clerk's Office

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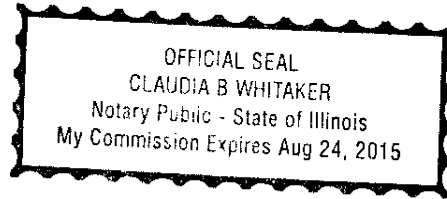
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or 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 4.26.14, 2014

Jesús J. Guillen
Signature of Grantor or Agent



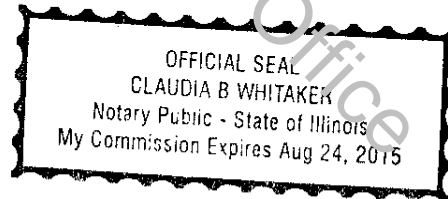
Subscribed and sworn to before
Me by the said Jesús J. Guillen
this 26th day of April,
2014.

NOTARY PUBLIC Claudia B. Whitaker

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 04.26, 2014

Carlos L. James
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Carlos L. James
This 26th day of April,
2014.

NOTARY PUBLIC Claudia B. Whitaker

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.)