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1419218096

Doc#: 1419218096 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2014 02:57 PM Pg: 1 of 7

After Recording Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared by:
Roger R. Ochoa, Esq.
1127 E. Cambridge Dr.
Schererville, IN 46375
Licensed in IL, Bar ID No.
6287012

Mail Tax Statements To:
Juan Ledezma
3852 West 55th St.
Chicago, IL 60632

Tax Parcel ID#
19-11-328-070-0000

City of Chicago
Dept. of Finance
670425



Real Estate
Transfer
Stamp

\$0.00

7/11/2014 14:45
dr00764

Batch 8,464,868

QUITCLAIM DEED

58922335-252433)

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Juan Ledezma, date 5/3/14
JUAN LEDEZMA

Dated this 3rd day of May, 2014 WITNESSETH, that, JUAN LEDEZMA, a married man joined by his spouse ARACELI LEDEZMA, and LETICIA LEDEZMA, a married woman joined by her spouse ARTURO LEDEZMA, who acquired title incorrectly as Husband and Wife, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto JUAN LEDEZMA, a married man, residing at 3852 West 55th St, Chicago, IL 60632, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 3852 West 55th St., Chicago, IL 60632, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 19-11-328-070-0000

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Return to Record 1st
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
79391969

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IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor (1&2 of 4)

By: *Juan Ledezma*
JUAN LEDEZMA

By: *Araceli Ledezma*
ARACELI LEDEZMA

STATE OF ILLINOIS)
COUNTY OF *Cook*) ss.

I, *Araceli Diaz-Herrera*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JUAN LEDEZMA and ARACELI LEDEZMA, 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 he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal this *3rd* day of *May* 20 *14*.

Araceli Diaz-Herrera
Notary Public
My commission expires: *Araceli Diaz-Herrera*



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AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Juan Ledezma, being duly sworn on oath, states that he/she resides at: 3852 West 55th Street, Chicago, IL 60632 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

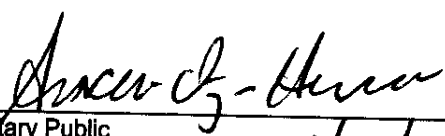
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



 Juan Ledezma

SUBSCRIBED AND SWORN to before me this 3rd day of May, 2014.



 Notary Public
 My commission expires: 1/22/18



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EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

LOT 26 (EXCEPT THE EAST 13.5 FEET THEREOF) AND LOT 27 (EXCEPT THE WEST 1 FOOT THEREOF), BLOCK 2, IN UNDERWOOD'S ADDITION TO NORTH CHICAGO LAWN, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed from JAN STREKOWSKI and JANINA STREKOWSKI, husband and wife, to JUAN LEDEZMA and LETICIA LEDEZMA, as joint tenants, dated June 30, 2003, recorded July 25, 2003, as Document No. 0320614124, in Cook County Records.

Assessor's Parcel No: 19-11-328-070-0000

Commonly known as: 3852 West 55th St., Chicago, IL 60632



U04726666

1371 5/22/2014 79391969/1

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ACKNOWLEDGMENT

State of: Illinois

County of: Cook

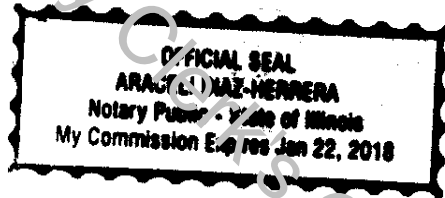
On 5/12/14, before me, Araceli Diaz-Herrera

Notary Public, personally appeared Araceli Ledezma
Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Araceli Diaz-Herrera
Araceli Diaz-Herrera, Notary Public

My commission expires 1/22/18



Description of Attached Document:

Title or Type of Document: Notarial Record-Residential Real Property Transactions

Document Date: 5/12/14 Number of pages: 1

Signer(s) Other than typed above: _____

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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 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 May 3, 2014.

Signature: Juan Ledezma
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said, Juan Ledezma, this 3rd day of May, 2014.

Notary Public: Araceli Diaz-Herrera



The GRANTEE 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 May 3, 2014.

Signature: Juan Ledezma
Grantee or Agent

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said, Juan Ledezma, this 3rd day of May, 2014.

Notary Public: Araceli Diaz-Herrera



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)