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Return To:
LSI-LPS 16240829
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

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

Mail Tax Statements To:
Juan M. Garcia, Bernice
Garcia, & Vicente Garcia, Jr.
2640 N. Hamlin Ave.
Chicago, IL 60647

Tax Parcel ID#
13263100230000



Doc#: 1426645000 **Fee:** \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2014 09:28 AM Pg: 1 of 5

QUITCLAIM DEED

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

By: *Vicente Garcia Jr*, date 6-18-13
VICENTE GARCIA, JR.

Dated this 18 day of June, 2013. WITNESSETH, that, VICENTE GARCIA JR., a married man, and BERNICE GARCIA, an unmarried woman, who acquired title as joint tenants with right of survivorship, and not as tenants in common, 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 JUANA M. GARCIA, a married woman, VICENTE GARCIA JR., a married man, and BERNICE GARCIA, an unmarried woman, as Joint Tenants with Right of Survivorship, and not as Tenants in Common, residing at 2640 N. Hamlin Ave., Chicago, IL 60647, 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 2640 N. Hamlin Ave., Chicago, IL 60647, 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: 13263100230000

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

City of Chicago
Dept. of Finance
674795



Real Estate
Transfer
Stamp

9/22/2014 11:42

dr00155

\$0.00

Batch 8,805,870

4

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

Grantor (2 of 2)

By: Bernice Garcia
BERNICE GARCIA

STATE OF ILLINOIS)
)
COUNTY OF Cook) ss.

I, Bobbie Brown-Daciolas, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that BERNICE GARCIA, 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 1st day of June 2013.



Bobbie Brown-Daciolas
Notary Public
My commission expires: March 15, 2015

Property of Cook County Clerk's Office

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Order No.: **16296829**
Loan No.: **246435210**

Exhibit A

The following described property:

Lot 7 in Block 16 in Pencock, a Subdivision of Sections 26, 27 and 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Assessor's Parcel No: 13263100230000

Property of Cook County Clerk's Office

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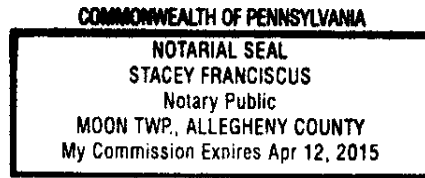
STATEMENT BY GRANTOR AND GRANTEE

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 July 19, 2013

Signature: *Michelle Brenner*
Grantor or Agent

Subscribed and sworn to before me
By the said Michelle Brenner - agent
This 19 day of July, 2013
Notary Public *Stacey Franciscus*

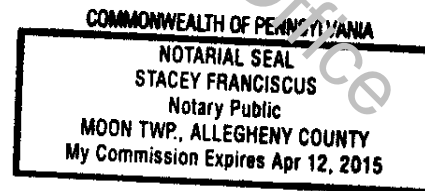


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 19, 2013

Signature: *Michelle Brenner* agent
Grantor or Agent

Subscribed and sworn to before me
By the said Michelle Brenner
This 19 day of July, 2013
Notary Public *Stacey Franciscus*



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.)