

# UNOFFICIAL COPY

**After Recording Return to:**

Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

**Instrument Prepared by:**

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

**Order Number:**

59407280

**Mail Tax Statements To:**

Juan Carlos Mendez and  
Carmen L. Mendez  
1757 North Moody Avenue  
Chicago, IL 60639

**Tax Parcel ID#**

13-32-312-002-0000

**When Recorded Return To**

Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117



Doc#: 1429522032 Fee: \$48.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/22/2014 11:03 AM Pg: 1 of 6

## QUITCLAIM DEED

59407280-2688523

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

By Juan Carlos Mendez, date 10-3-14  
JUAN CARLOS MENDEZ

Dated this 03 day of October, 2014. WITNESSETH, that, **JUAN CARLOS MENDEZ, a married man, joined by his spouse, CARMEN L. MENDEZ, and TEODORA SAGASTUME, an unmarried woman,** residing at 1757 North Moody Avenue, Chicago, IL 60639, 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 CARLOS MENDEZ and CARMEN L. MENDEZ, Husband and Wife,** as joint tenants with the right of survivorship and not as tenants in common, residing at 1757 North Moody Avenue, Chicago, IL 60639, 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 1757 North Moody Avenue, Chicago, IL 60639, 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: 13-32-312-002-0000

City of Chicago  
Dept. of Finance  
676684



Real Estate  
Transfer  
Stamp

\$0.00

10/22/2014 13.46

DR43142

Batch 3,943,349

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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.

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

**GRANTOR 1 of 2:**

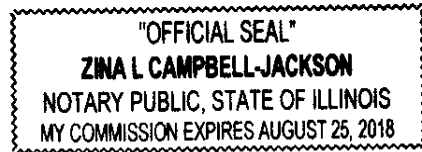
By: Juan Carlos Mendez  
JUAN CARLOS MENDEZ

By: Carmen L Mendez  
CARMEN L. MENDEZ, Grantor's Spouse

STATE OF ILLINOIS )

COUNTY OF Cook )

ss.



I, Zina L. Campbell-Jackson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **JUAN CARLOS MENDEZ** and **CARMEN L. MENDEZ**, 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 3 day of October 2011

Zina L Campbell-Jackson  
Notary Public Zina L Campbell-Jackson  
My commission expires:

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

**GRANTOR 2 of 2:**

By *Teodora Sagastume*  
**TEODORA SAGASTUME**

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

I, *Zina L. Campbell-Jackson*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **TEODORA SAGASTUME**, 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 *13<sup>th</sup>* day of *October* 20*14*.



*Zina L. Campbell-Jackson*  
Notary Public *Zina L. Campbell-Jackson*  
My commission expires:

Clerk's Office

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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 2 in Block 3 in David Gowdy's Resubdivision of Lots 25 to 48, inclusive, in Block 3 and Lots 1 to 24, inclusive, in Block 4, in Gale and Welch's Resubdivision of Blocks 27 to 30 and Lots 4 to 12, all inclusive in Block 31 and all of Blocks 47 to 50, inclusive, and vacated streets and alleys in Gales' Subdivision of the Southeast 1/4 of Section 31, and the Southwest 1/4 of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT to all covenants, conditions, restrictions and easements of record, if any.

Being the same property conveyed from Irma Guzman, divorced and not remarried, to Juan Mendez and Teodora Sagastume, dated September 16, 2010, recorded October 14, 2010, as Document No. 1028735023 in Cook County Records.

Assessor's Parcel No: 13-32-312-002-0000

Commonly known as: 1757 North Moody Avenue, Chicago, IL 60639



\*U04956088\*

1371 10/14/2014 79587679/1

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 03 October, 2014.

Signature: Teodora Sagastume  
Grantor or Agent



Signature: Juan Carlos Mendez  
Grantor or Agent

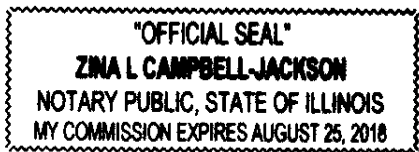
Subscribed and sworn to before me Zina L. Campbell-Jackson  
by the said, Teodora Sagastume  
this 03 day of October, 2014.

Notary Public: [Signature]

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 03 October, 2014.

Signature: Juan Carlos Mendez  
Grantee or Agent



Signature: Carmen L. Mendez  
Grantee or Agent

Subscribed and sworn to before me Zina L. Campbell-Jackson  
by the said, Juan Carlos Mendez and Carmen L. Mendez  
this 03 day of October, 2014.

Notary Public: [Signature]

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.)

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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Juan Carlos Mendez, being duly sworn on oath, states that he resides at: 1757 North Moody Avenue, Chicago, IL 60639 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 conveyance.
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 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 Carlos Mendez*  
\_\_\_\_\_  
Juan Carlos Mendez

SUBSCRIBED AND SWORN to before me this 3 day of October, 2014

*Zina L Campbell-Jackson*  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

