

# UNOFFICIAL COPY



Doc#: 1432550006 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2014 11:22 AM Pg: 1 of 3

Recording requested by: Guadalupe and Maria Luz Zepeda  
When recorded, mail to: \_\_\_\_\_  
Name: Guadalupe and Maria Luz Zepeda  
Address: 1736 W Pratt  
City/State/Zip: Chicago, IL 60626  
Property Tax Parcel/Account Number: 11-31-225-024-0000

Space above reserved for use by Recorder's Office  
Document prepared by:  
Name: Alex Zepeda  
Address: 1736 W. Pratt Blvd  
City/State/Zip: Chicago, IL 60626

## Quitclaim Deed

This Quitclaim Deed is made on November 1 2014, between  
Jose Pantoja, Grantor, of 1736 W Pratt  
Chicago, City of Chicago, State of Illinois  
and Guadalupe and Maria Luz Zepeda, Grantee, of 1736 W Pratt  
Chicago, City of Chicago, State of Illinois

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1736 W Pratt  
Chicago, City of Chicago, State of Illinois:

The east 1/3 of lot 11 and the west 1/3 of lot 10 in block 44 in Rogers Park, a subdivision of section 31, township 41 north, range 14, east of the third principal meridian, in Cook County Illinois.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

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Dated: November 21 2014

Jose M Pantoja  
Signature of Grantor

Jose M Pantoja  
Name of Grantor

[Signature]  
Signature of Witness #1

Alexis Zepeda  
Printed Name of Witness #1

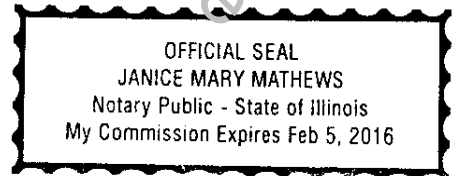
[Signature]  
Signature of Witness #2

MARIA LUISA GOMEZ  
Printed Name of Witness #2

State of IL County of Cook

On November 21 2014, the Grantor, Jose M Pantoja, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature



Notary Public,  
In and for the County of Cook State of IL  
My commission expires: Feb 5 2016 Seal

Send all tax statements to Grantee.

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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 November 21 2014 Signature: José M. Pantaja  
Grantor or Agent

Subscribed and sworn to before me  
by the said José M. Pantaja  
dated November 21 2014

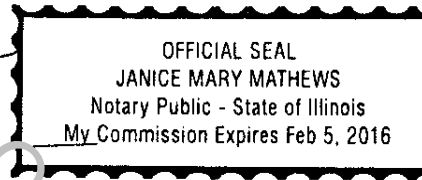


Notary Public Janice Mary Mathews

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.

Dated November 21 2014 Signature: Guadalupe Zepeda  
Grantee or Agent

Subscribed and sworn to before me  
by the said Guadalupe Zepeda, Maria Luz Zepeda  
dated November 21 2014



Notary Public Janice Mary Mathews

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**