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Doc#: 1433616045 Fee: \$48.00
RHSP Fee: \$9.00 RPHF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2014 02:20 PM Pg: 1 of 6

Prepared by: Daniel Morris, Esq., Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to: Maria Rodriguez, 5751 S. Whipple St., Chicago, IL 60629-2432

Return to: NationalLink, 300 Corporate Center Drive Suite 300, Moon Township, PA 15108

Permanent Real Estate Index Number: 19-13-119-019-0000

QUITCLAIM DEED

JUANA M. RODRIGUEZ also known as MARIA RODRIGUEZ, a married woman who acquired the property as a never married person, and SEFERINO SALDIVAR, single, whose mailing address is 5751 S. Whipple St., Chicago, IL 60629-2432 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00) and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto MARIA RODRIGUEZ, married, in fee simple, whose address is 5751 S. Whipple St., Chicago, IL 60629-2432, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

The North 10 feet of Lot 27 and the South 20 feet of Lot 28 in Block 7 in Winnebago Subdivision of Block 3 in Mahan's Subdivision of the South 1/2 of the Northwest 1/4 of Section 13, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Being the same property conveyed to Juana M. Rodriguez, a never married person and Seferino Saldivar, a never married person by deed dated 06/16/1995 and recorded 06/22/1995, in Document No. 95401703, in the Office of the Cook County Recorder, State of Illinois.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 38672

\$48.00

6 pages

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Property Address: 5751 S. Whipple St., Chicago, IL 60629-2432

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 7 day November 7, 2014.

Maria Rodriguez (Seal)
JUANA M. RODRIGUEZ* also known as
MARIA RODRIGUEZ *RODRIGUEZ \MR

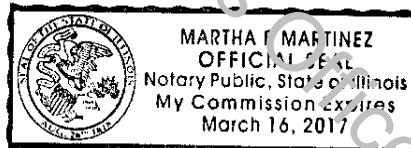
STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, *RODRIGUEZ \MR DO HEREBY CERTIFY THAT, JUANA M. RODRIGUEZ* also known as MARIA RODRIGUEZ, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of November 7, 2014.

Martha I. Martinez

Notary Public
My Commission expires: 03-16-2017



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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PLAT ACT AFFIDAVIT

State of Illinois] SS

County of Cook

Date: 11-7-2014

Order No: 459281

MARIA RODRIGUEZ, being duly sworn oath, states that she/he reside(s) at 5751 S. WHIPPLE ST CHICAGO, IL 60629 and that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

Circle each applicable reason(s):

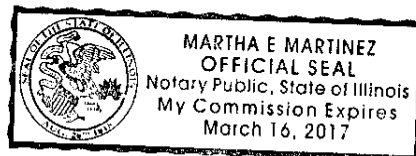
- 1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed (existing parcel) OR the conveyance falls in one of the following exemptions permitted by the amended Act which became effective July 17, 1959.
- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance 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. Conveyance made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

Affiant further states that he/she makes this affidavit for the purposes of inducing the Recorder of Deeds of ~~Franklin~~ Rodriguez County, Illinois, to accept the attached deed for recording.

Maria Rodriguez
Affiant Maria Rodriguez *COOK

Subscribed to and sworn before me this 7 day of NOVEMBER, 2014.

M. E. Martinez
Notary Public



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SEFERINO SALDIVAR (Seal)

City of Chicago
Dept. of Finance
678276



Real Estate
Transfer
Stamp
\$0.00

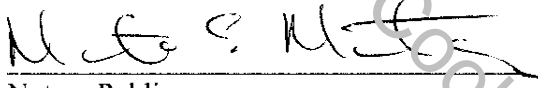
STATE OF ILLINOIS
COUNTY OF

} 11/18/2014 13:33
} ss: dr00193

Batch 9,061,977

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, SEFERINO SALDIVAR, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

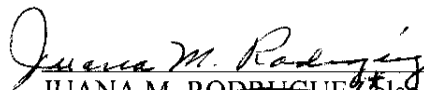
Given under my hand and notarial seal, this day of NOVEMBER 7, 2014.


Notary Public
My Commission expires: 03-16-2017

This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act.

Date: 11-07-2014
Signature of Grantor:


JUANA M. RODRIGUEZ also known as
MARIA RODRIGUEZ *RODRIGUEZ VMR

Date:
Signature of Grantor:


SEFERINO SALDIVAR

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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Exhibit "A" **Legal Description**

All that certain parcel and land situated in the County of COOK, State of ILLINOIS, being known and designated as follows:

THE NORTH 10 FEET OF LOT 27 AND THE SOUTH 20 FEET OF LOT 28 IN BLOCK 1 IN WINNERAGO SUBDIVISION OF BLOCK 3 IN MAHAN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5751 SOUTH WHIPPLE STREET, CHICAGO ILLINOIS 60629

Being the same property as conveyed from HECTOR VILLA, SINGLE NEVER MARRIED to JUANA M. RODRIGUEZ, A NEVER MARRIED PERSON AND SEFERINO SALDIVAR, A NEVER MARRIED PERSON as described in WARRANTY DEED, Dated 06/16/1995, Recorded 06/22/1995, in Official Records DOCUMENT NO. 95401703.

Tax ID: 19-13-119-019-0000

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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 12, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said SIEFERINO SALDIVAR
This 12, day of NOVEMBER, 2014
Notary Public [Handwritten Signature]

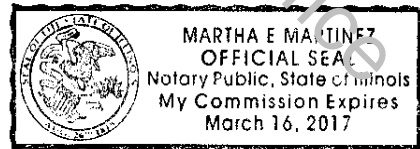


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 NOVEMBER 7, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said MARIA RODRIGUEZ
This 7, day of NOVEMBER, 2014
Notary Public [Handwritten 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)