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Doc#: 1502715048 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/27/2015 03:17 PM Pg: 1 of 4

After Recording Send To:

Genesis Title Agency, LLC  
124 County Line Rd West  
Suite D  
Westerville OH 43082

Commitment Number: 052700-IL

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

GENESIS TITLE AGENCY  
124 COUNTY LINE RD WEST, SUITE D  
WESTERVILLE, OH 43082

Mail Tax Statements To: Sady Garcia and Olga Garcia, 15701 Chapel Hill Road, Orland  
Park, IL 60462

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

052700 IL

27-14-317-001

**QUITCLAIM DEED WITH COVENANTS**

**Sady Garcia**, unmarried and Mother of Grantee, hereinafter grantor, of **Cook County, Illinois**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants with a quitclaim covenant to **Sady Garcia, unmarried and Olga Garcia, unmarried**, Mother and Daughter, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **15701 Chapel Hill Road, Orland Park, IL 60462**, the property described below in the legal description and that Grantor's quitclaim covenant to the Grantees shall have the full force, meaning and effect of the following: Grantor, its heirs and assigns, will warrant and forever defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor and no other claims whatsoever:

**Real estate situated in the County of Cook in the State of Illinois, to wit: LOT 678 IN ORLAND GOLF VIEW UNIT 9 A SUBDIVISION OF PART OF THE EAST 1/2/ OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

S y  
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S H  
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E y  
INT ff

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**Property Address is: 15701 Chapel Hill Road, Orland Park, IL 60462**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1110518061**

Executed by the undersigned on December 24, 2014:

  
Sady Garcia

STATE OF IL

COUNTY OF COOK

The foregoing instrument was acknowledged before me on December 24, 2014 by **Sady Garcia** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

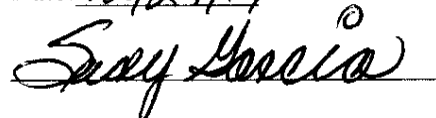
  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

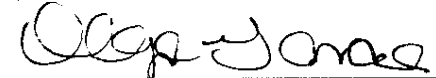
**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

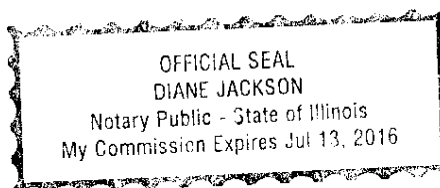
Date: 12/24/14



SADY GARCIA



OLGA GARCIA



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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 December 24<sup>th</sup>, 2014

Signature: [Signature] - Agent  
Grantor or Agent

Subscribed and sworn to before me

By the said

This 24<sup>th</sup>, day of December, 2014

Notary Public [Signature]



MOLLY L. STILLWELL  
Notary Public, State of Ohio  
My Commission Expires  
11-15-2016

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 December 24<sup>th</sup>, 2014

Signature: [Signature] - Agent  
Grantee or Agent

Subscribed and sworn to before me

By the said

This 24<sup>th</sup>, day of December, 2014

Notary Public [Signature]



MOLLY L. STILLWELL  
Notary Public, State of Ohio  
My Commission Expires  
11-15-2016

**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.)

# UNOFFICIAL COPY

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: December 24, 2014.

Sady Garcia

SADY GARCIA

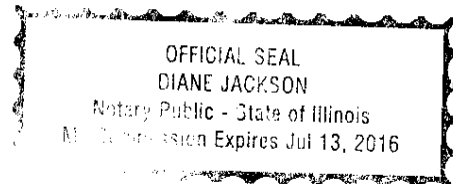
Olga Garcia

OLGA GARCIA

Subscribed and sworn to before

Me by the said Sady Garcia, Olga Garcia

This 24 day of December, 2014.



NOTARY PUBLIC

Diane Jackson

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

Grantees' Names and Address:

<b>Sady Garcia and Olga Garcia</b>
<b>15701 Chapel Hill Road Orland Park, IL 60462</b>
<b>Send tax statement to grantees</b>