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Doc#: 1503634093 Fee: \$50.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2015 01:58 PM Pg: 1 of 7

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

Mail Tax Statement to: Raul E. Silva, 2438 S. Austin Boulevard, Cicero, IL 60804-2626

Return to: NationalLink, 200 Corporate Center Drive, Suite 300, Moon Township, PA 15108

Permanent Real Estate Index Number: 16291230380000

458296

QUITCLAIM DEED

RAUL E. SILVA, a single man, and RAUL SILVA and ELIZABETH SILVA, husband and wife, whose mailing address is 2438 S. Austin Boulevard, Cicero, IL 60804-2626 (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 RAUL E. SILVA, single, in fee simple, whose address is 2438 S. Austin Boulevard, Cicero, IL 60804-2626, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 20 in T.P. Phillips' Boulevard Subdivision of Block 17 of the subdivision of the Northwest 1/4 of Section 29 Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property as conveyed to Raul E. Silva, an unmarried person, Raul Silva and Elizabeth Silva, as joint tenants with right of survivorship, by Special Warranty Deed dated 12/10/2002 and recorded 01/17/2003, in Document No. 0030084319, 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 # 38608

T O W N S H I P S	Town of Cicero	Address: 2438 S AUSTIN BLVD	Real Estate Transfer Tax \$50.00
		Date: 01/21/2015	Payment Type: Check
		Stamp #: 2015-5-8	Compliance #:
		By: m astillo	Exempt:

\$62.00

7 pages

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Property Address: 2438 S. Austin Boulevard, Cicero, IL 60804-2626

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 16 day August, 2014.

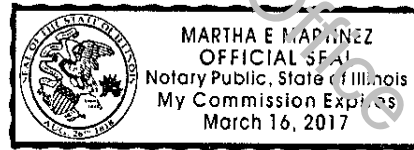
Raul E. Silva (Seal)
RAUL E. SILVA

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, RAUL E. SILVA, 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 August 16, 2014.

[Signature]
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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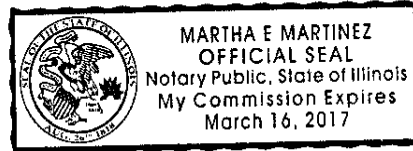
Raul Silva (Seal)
RAUL SILVA

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, RAUL SILVA, 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 August 16, 2014.

Martha E. Martinez
Notary Public
My Commission expires: 03 16 2017



Elizabeth Silva (Seal)
ELIZABETH SILVA

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ELIZABETH SILVA, 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 August 16, 2014.

Martha E. 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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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:

Signature of Grantor:

Raul E Silva
RAUL E. SILVA

Date:

Signature of Grantor:

Raul Silva
RAUL SILVA

Date:

Signature of Grantor:

Elizabeth Silva
ELIZABETH SILVA

Property of Cook County Clerk's Office

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 # 38608

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

RAUL E SILVA, being duly sworn on oath, states that RAUL SILVA resides at 2428 S AUSTIN BLVD CICERO IL 60609 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

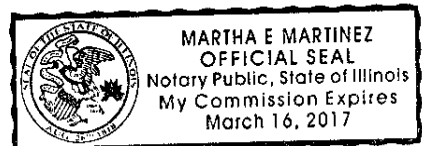
- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions 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 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. Conveyances 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 two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, 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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Raul E Silva

SUBSCRIBED and SWORN to before me, [Signature]
this 16 day of AUGUST, 2014.
[Signature]



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Exhibit "A" Legal Description

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

LOT 20 IN T.P. PHILLIPS' BOULEVARD SUBDIVISION OF BLOCK 17 OF THE SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 29 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

"COMMONLY KNOWN AS: 2438 S AUSTIN BLVD, CICERO, IL 60804."

Being the same property as conveyed from WACHOVIA BANK OF DELAWARE F/K/A FIRST UNION NATIONAL BANK OF DELAWARE, A CORPORATION to RAUL E. SILVA, AN UNMARRIED PERSON, RAUL SILVA AND ELIZABETH SILVA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP as described in SPECIAL WARRANTY Deed, Dated 12/10/2002, Recorded 01/17/2003, in Official Records Document No. 0030084319.

Tax ID: 16291230380000

Property 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 August 16, 2014

Signature: *Raul Silva*
Grantor or Agent

Subscribed and sworn to before me
By the said RAUL SILVA
This 16 day of AUGUST, 2014
Notary Public *Marta E. Martinez*



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 August 16, 2014

Signature: *Raul E Silva*
Grantee or Agent

Subscribed and sworn to before me
By the said RAUL E SILVA
This 16 day of AUGUST, 2014
Notary Public *Marta E. Martinez*



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.)