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Doc#: 1514829021 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/28/2015 10:55 AM Pg: 1 of 5

City of Chicago
Dept. of Finance

688295



Real Estate
Transfer
Stamp

\$0.00

5/28/2015 10:08

dr00111

Batch 9,913,978

FC517726

Commitment Number: 91002016331

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:

FIRST CHOICE SETTLEMENT
510 BROADHOLLOW ROAD
SUITE 308
MELVILLE, NY 11747

Remit to
When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108
17817712

Mail Tax Statements To: Juan F. Ramos and Juana P. Ramos 2244 Towering Oaks Circle,
Seffner, FL 33584

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-14-224-044-0000

GENERAL WARRANTY DEED

Juana P. Ramos, Juan F. Ramos and Reynaldo Ramos, hereinafter grantors, of Cook County, Illinois, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to Juan F. Ramos and Juana P. Ramos, Husband and Wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 2244 Towering Oaks Circle, Seffner, FL 33584, the following real property:

LOT THREE IN SUBDIVISION OF OUT LOT A IN EDWIN J. BOWES, JR. & BROS. SUBDIVISION OF LOT FOURTEEN IN BRADLEY & HONORE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION FOURTEEN TOWNSHIP THIRTY-NINE NORTH, RANGE THIRTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE 66 FEET CONDEMNED FOR OPENING OF CONGRESS STREET, IN COOK COUNTY, ILLINOIS. PARCEL ID: 16-14-224-044-0000
Property Address is: 3504 W Congress Parkway, Chicago, IL 60624

CORD REVIEWER *[Signature]*

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The real property described above is conveyed subject to general warranty covenants, 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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **Official Records Book 1406445003, Page**

Executed by the undersigned on 1/30, 2015:

Juana P. Ramos
Juana P. Ramos

Juan F. Ramos
Juan F. Ramos

~~Reynaldo Ramos~~ RM

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 1/30, 2015 by **Juana P. Ramos, Juan F. Ramos and Reynaldo Ramos**, who are personally known to me or have produced FL DRIVER'S LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Evan Martin

Notary Public Evan Martin

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 31.45 Section 31-45, Property Tax Code.

Date: 1/30/15

[Signature]
Buyer, Seller or Representative



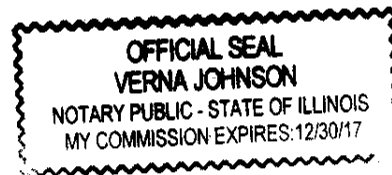
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Reynaldo Ramos
Reynaldo Ramos

STATE OF Ill
COUNTY OF Kendal

The foregoing instrument was acknowledged before me on Jan 30, 2015 by **Reynaldo Ramos**, who is personally known to me or has produced Diana Lorenz as identification, and furthermore, the aforementioned person(s) have acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Verna Johnson
Notary Public
Verna Johnson



MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 311CS ^e ^(AD) ₂₀₀₄ Section 31-45, Property Tax Code.

Date: 1/30/15

[Signature]
Buyer, Seller or Representative

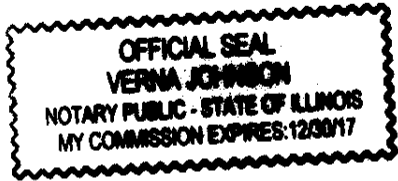
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STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 Feb 2, 2015

Reynaldo Ramos
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Reynaldo Ramos
this 2 day of Feb,
2015.

NOTARY PUBLIC Verna Johnson

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 _____, 2015

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This _____ day of _____,
2015.

NOTARY PUBLIC _____

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.)

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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 land trust is either a natural person, and 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 1/30/, 2015

Juan P Ramos
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Juan Ramos
this 30th day of JANUARY,
2015.



NOTARY PUBLIC Evan Martin
Evan Martin

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.

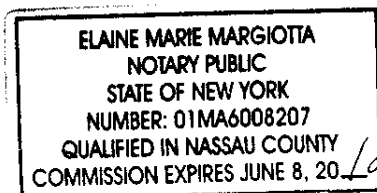
Date 1/30, 2015

Richard Greene
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Richard Greene
This 30 day of JAN,
2015.

NOTARY PUBLIC Elaine Marie Margiotta
Elaine Marie Margiotta

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.)



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