

UNOFFICIAL COPY

Prepared By:

Carolina Perez
2840 S KENNETH AVE
CHICAGO, Illinois 60623



Doc#: 1524313086 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2015 03:08 PM Pg: 1 of 4

After Recording Return To:

PETRA CASAREZ
3900 WEST 24 TH STREET
CHICAGO, Illinois 60623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 03, 2015 THE GRANTOR(S)

- PETRA CASAREZ, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- PETRA CASAREZ & PAULINO CASAREZ JR., a single person, residing at 3900 WEST 24 TH STREET, CHICAGO, COOK County, Illinois 60623

the following described real estate, situated in 3900 West 24 Th Street, CHICAGO, in the County of COOK, State of Illinois:

Legal Description: LOT 3, SUBDIVISION OF BLOCKS 3 (EXCEPT THE NORTH 125 FEET THEREOF) IN S.J. GLOVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD IN SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

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Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantors life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 16-26-101-024-0000

Mail Tax Statements To:
PETRA CASAREZ
3900 WEST 24 TH STREET
CHICAGO, Illinois 60623

[SIGNATURE PAGE FOLLOWS]

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
and par. E and Cook County Ord. 93-0-27 par. _____
Date 8-31-2018 Sign. Petra Casarez

Real Estate
Transfer
Stamp
\$0.00
Batch 10,444,291



City of Chicago
Dept of Finance
693767
8/31/2018 14:57
25987

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Grantor Signatures:

DATED: 08-12-2015

Petra Casarez

PETRA CASAREZ
3900 WEST 24 TH STREET
CHICAGO, Illinois, 60623

STATE OF ILLINOIS, COUNTY OF COOK, ss:

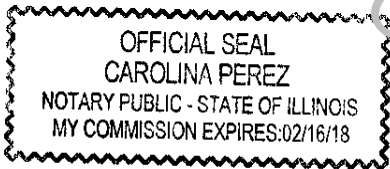
This instrument was acknowledged before me on this 12th day of August,
2015 by PETRA CASAREZ.

Carolina Perez

Notary Public

Title (and Rank)

My commission expires 02-16-2018



Property of Cook County Clerk's Office

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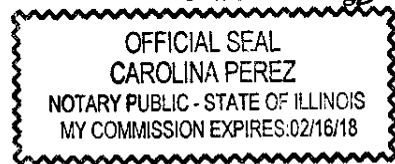
STATEMENT BY GRANTOR AND GRANTEE

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 12, _____, 2015

Signature: *Petra Casarez*
Grantor or Agent

Subscribed and sworn to before me
By the said Petra Casarez
This 12th day of August, 2015
Notary Public *Carolina Perez*

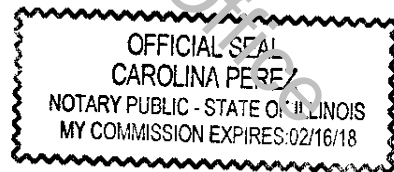


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12, _____, 2015

Signature: *Paulino Casarez Jr.*
Grantee or Agent

Subscribed and sworn to before me
By the said Paulino Casarez Jr.
This 12th day of August, 2015
Notary Public *Carolina Perez*



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.)