

UNOFFICIAL COPY

CORRECTIVE DEED QUIT CLAIM DEED



Doc#: 1603555010 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2016 03:13 PM Pg: 1 of 3

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The Grantors, Rudolph F. Chavez, Sr., and Martha Chavez, husband & wife, of the City of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, each do hereby QUIT CLAIM, RELEASE AND REMISE to Rudolph F. Chavez, Jr., an unmarried man, individually, 1319 Ridgeland Avenue, Berwyn, Illinois 60402, all right, title and interest in the following described real estate, situated in the County of Cook, State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S USE ONLY

LEGAL DESCRIPTION: LOT 13 IN BRITIGAN'S RIDGELAND AVENUE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1319 S. Ridgeland Avenue, Berwyn, Illinois 60402

PERMANENT INDEX NUMBER: 16-20-107-006-0000

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 2 OF THE BERWYN CITY CODE SEC 868.06 AS A REAL ESTATE TRANSACTION
DATE 12/8/15 TELLER [Signature]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *This is not Homestead Property.*

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and the mortgage of the Buyer.

Note: This Quit Claim Deed corrects the a prior Quit Claim Deed dated 09/29/2008 and recorded 11/14/2008 as Document Number 0831954013 which in error transferred only 50% of the interest of Rudolph F. Chavez, Sr., Grantor, and 50% of Martha Chavez, Grantor, to Rudolph F. Chavez, Jr., Grantee. The transfer of the full 100% of each such interest was intended to be transferred to the Grantee by said prior deed.

(David & Jennifer Cole Services, LLC
475 North Main Street
Suite 100
Schauansberg, IL 60173)

364p

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QUIT CLAIM DEED CHAVEZ & CHAVEZ TO CHAVEZ NOVEMBER 2015

DATED this 12 day of November 2015.

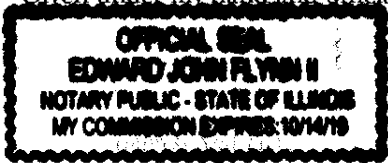
Rudolph F. Chavez, Sr.
Rudolph F. Chavez, Sr.

Martha Chavez
Martha Chavez

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Rudolph F. Chavez, Sr. and Martha Chavez, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12th day of November 2015.



[Signature]
Notary Public

Prepared By:
Edward J. Flynn II
FLYNN & FLYNN LAW OFFICE
1415 West 22nd Street, Tower Floor
Oak Brook, Illinois 60523
ejf@flynn-flynn.com

Mail Subsequent Tax Bills To:
Rudolph F. Chavez, Jr.
1319 South Ridgeland Avenue
Berwyn, Illinois 60402

Mail Recorded Deed To:
Edward J. Flynn II
FLYNN & FLYNN LAW OFFICE
1415 West 22nd Street, Tower Floor
Oak Brook, Illinois 60523

Exempt Under Provisions of Paragraph "E"
Section 4, Real Estate Transfer Act.
Date: 12/29/2015
[Signature]
Signature of 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/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. We further affirm that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e), Real Estate Transfer Tax Act.

Dated this 12 day of November 2015

Signature: Rudolph F. Chavez, Sr.
Grantor or Agent

Subscribed and sworn to before me by the said Rudolph F. Chavez, Sr. & Martha Chavez, individuals this 12th day of November 2015.

Signature: Martha Chavez
Grantor or Agent

NOTARY PUBLIC: [Signature]

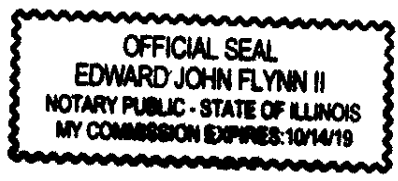


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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. We further affirm that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e), Real Estate Transfer Tax Act.

Date November 12, 2015

Signature: Rudolph F. Chavez Jr.
Grantee or Agent

Subscribed and sworn to before me by the said Rudolph F. Chavez, Jr. this 12th day of November 2015.



NOTARY PUBLIC: [Signature]

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.