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After Recording Return to:
LSI Title Agency, Inc.
700 Cherrington Parkway
Coraopolis, PA 15108

Instrument Prepared by:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No.
6280331

Order Number:
20608820

Mail Tax Statements To:
Julie Rodriguez
7823 Mulligan Avenue
Burbank, IL 60459

Tax Parcel ID#
19-29-309-006



Doc#: 1610234022 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2016 09:31 AM Pg: 1 of 6

QUITCLAIM DEED

Tax Exempt under provision of Paragraph F Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Julie Rodriguez, date 3/2/16
JULIE RODRIGUEZ

Dated this 2ND day of MARCH, 20 16. WITNESSETH, that, **ERNESTO DIAZ**, a single man, and **JULIE RODRIGUEZ**, a single woman, whose addresses are 10682 South 82nd Avenue, Palos Hills, IL 60465, and 7823 Mulligan Avenue, Burbank, IL 60459, respectively, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **JULIE RODRIGUEZ**, a single woman, residing at 7823 Mulligan Avenue, Burbank, IL 60459, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 7823 Mulligan Avenue, Burbank, IL 60459, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 19-29-309-006

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX

Peterson E. Grant
3-24-16

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 31 in Block 11 in Frederick H. Bartlett's 1st Addition to Greater 79th Street Subdivision being a subdivision of the Southeast 1/4 of the Southeast 1/4 of Section 30, also the Southwest 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 29, all in Township 38 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Being the same property conveyed from ORLANDO RIVERA and LYDIA RIVERA, husband and wife, to ERNESTO DIAZ, single, and JULIE RODRIGUEZ, single, as joint tenants, dated March 2, 2006, recorded March 31, 2006, as Document No. 0609002090 in Cook County Records.

Assessor's Parcel No: 19-29-309-006

Commonly known as: 7823 Mulligan Avenue, Burbank, IL 60459.

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AFFIDAVIT - PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

Affiant, Julie Rodriguez, being duly sworn on oath, states that he resides at 7823 Mulligan Ave Burbank IL 60459 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. X The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is 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 dedication of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

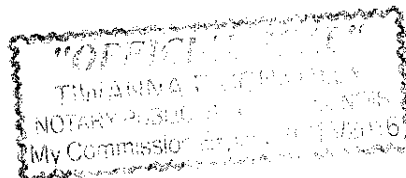
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

By: Julie Rodriguez

SUBSCRIBED AND SWORN to before me this 2ND day of MARCH, 2016

Deborah P. Conroy

Notary Public
My commission expires: 10/13/16



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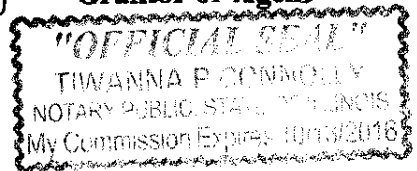
STATEMENT BY GRANTOR AND GRANTEE

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 MARCH 2, 2016

Signature: *Julie Rodriguez*
Grantor or Agent

Subscribed and sworn to before me
By the said Julie Rodriguez
This 2nd day of MARCH, 2016
Notary Public Tiwanna P. Connolly

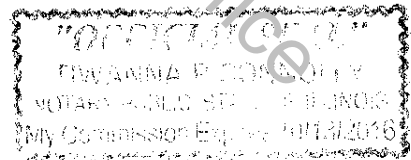


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 MARCH 2, 2016

Signature: *Julie Rodriguez*
Grantee or Agent

Subscribed and sworn to before me
By the said Julie Rodriguez
This 3rd day of MARCH, 2016
Notary Public Tiwanna P. Connolly



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.)

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