

UNOFFICIAL COPY

Record and Return To:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763



Doc#: 1611029084 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2016 02:50 PM Pg: 1 of 4

This Instrument Prepared by:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return and mail tax statements to:
PABLO GARCIA
6158 SOUTH MASSASOIT AVE
CHICAGO, IL 60638

Reference Number: IL301911

Property Tax ID#: 19-17-420-037-0000

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E, Section 31-45 Property Tax Code

[By: Pablo Garcia 3/30/2016
Pablo Garcia

Dated this 30th day of March, 2016. WITNESSETH,
that said GRANTOR, PABLO GARCIA AND PATRICIA A. HERRERA VILLAGRANA,
FORMERLY HUSBAND AND WIFE, whose post office address is 6158 South Massasoit
Avenue, Chicago, IL 60638, 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 PABLO GARCIA, AN UNMARRIED MAN,
whose post office address is 6158 SOUTH MASSASOIT AVENUE, CHICAGO, IL 60638, all the
right, title interest in the following described real estate, being situated in Cook County, Illinois,
commonly known as: 6158 South Massasoit Avenue, Chicago, IL 60638, and legally described
as follows, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded
September 8, 2005 among the Official Property Records of Cook County, Illinois as Instrument
0525135207.

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

Whenever used, the singular name shall include the plural, the plural the singular, and the
use of any gender shall be applicable to all genders.

REAL ESTATE TRANSFER TAX

19-Apr-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

19-17-420-037-0000 | 20160401693177 | 0-464-396-608

REAL ESTATE TRANSFER TAX

19-Apr-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

19-17-420-037-0000 | 20160401693177 | 1-980-341-824

* Total does not include any applicable penalty or interest due.

Bn

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this _____ day of 3/30/2014

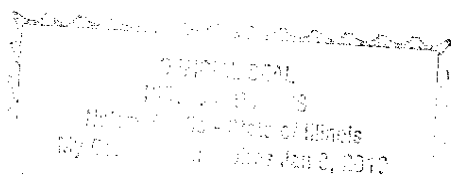
Pablo Garcia
Patricia A. Herrera Villagrana
Patricia A. Herrera Villagrana

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 3-30-14 by Pablo Garcia and Patricia A. Herrera Villagrana.

Given under my hand and notarial seal, this 30th day of March 2014

Patricia D. Amos
Notary Public
Printed Name: Patricia D. Amos
My Commission expires _____



MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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Exhibit "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK
IN THE STATE OF ILLINOIS, TO WIT:

THE SOUTH 1/2 OF LOT 19 AND ALL OF LOT 20 IN BLOCK 4, OF THE THIRD
ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6158 SOUTH MASSASOIT AVENUE, CHICAGO IL 60638
TAX ID: 19-17-420-037-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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.

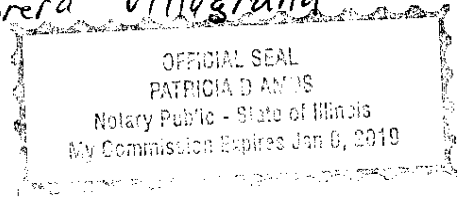
Dated 3/30, 20 14

Signature: [Signature]
Grantor, or Agent Pablo Garcia

Patricia Herrera Villagran

Subscribed and sworn to before me

By the said Pablo Garcia, Patricia Herrera Villagran
This 30th day of March, 20 14.



[Signature]
Notary Public Patricia D. Amos
My commission expires: _____

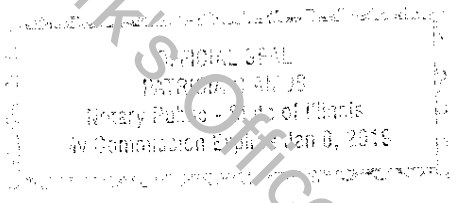
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 3/30, 20 14

Signature: [Signature]
Grantee, or Agent Pablo Garcia

Subscribed and sworn to before me

By the said Pablo Garcia
This 30th day of March, 20 14.



[Signature]
Notary Public Patricia D. Amos
My commission expires: _____

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.)