

UNOFFICIAL COPY



1613844047

Doc#: 1613844047 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/17/2016 03:30 PM Pg: 1 of 5

Prepared By: Daniel Morris, Esq., Deeds on Demand, LLC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to:
Ma Del Carmen Rueda and Arturo Rueda, 1931 North Lowell Avenue, Chicago, IL 60639

Return to: Title 365-Coraopolis, 400 Rouser Road, Building ~~2, Suite 201~~ ^{3, FLS}, Coraopolis, PA 15108

Permanent Real Estate Index Number: 13-34-401-013-0000

WARRANTY DEED

MA DEL CARMEN RUEDA, married, and MARIA G. SERRANO, single, whose mailing address is 1931 North Lowell Avenue, Chicago, IL 60639 (the "Grantor"), for valuable consideration in the amount of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, does hereby convey and warrant unto MA DEL CARMEN RUEDA and ARTURO RUEDA, wife and husband, as joint tenants with rights of survivorship, whose address is 1931 North Lowell Avenue, Chicago, IL 60639, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

The North 1/2 of Lot 40 and all of Lot 41 in Block 2 in Garfield, being a Subdivision of the Southeast 1/4 of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian (Except the West 307 feet of the North 631.75 feet and the West 333 feet of the South 1295 feet thereof), in Cook County, Illinois.

Being the same property conveyed from Bay Holdings, Inc., a corporation, to Ma del Carmen Rueda and Maria G. Serrano, by deed dated September 1, 2009, and recorded October 2, 2009, in Instrument Number 0927526016, in the Office of the County Recorder of Cook County, Illinois.

Property Address: 1931 North Lowell Avenue, Chicago, IL 60639

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

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

UNOFFICIAL COPY


THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor this the 21 day April, 2016.

Ma. Del Carmen Rueda (Seal)
MA DEL CARMEN RUEDA

Maria G. Serrano (Seal)
MARIA G. SERRANO

REAL ESTATE TRANSFER TAX		18-May-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-34-401-013-0000 | 20160501605069 | 0-933-466-432

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



STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MA DEL CARMEN RUEDA, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of April 21, 2016.

[Signature]
Notary Public
My Commission expires: 06.23.18



REAL ESTATE TRANSFER TAX		18-May-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-34-401-013-0000 | 20160501605069 | 1-446-340-928

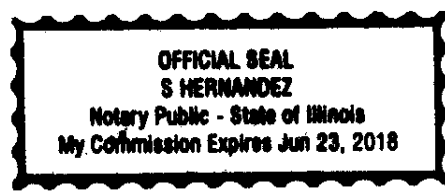
UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MARIA G. SERRANO, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of April 21, 2016.

[Signature]
Notary Public
My Commission expires: 06.23.18



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph 3 Section 31.45, Property Tax Code.

Date: 4.21.16
Signature of Grantor: [Signature]
MA DEL CARMEN RUEDA

Date: 4.21.16
Signature of Grantor: [Signature]
MARIA G. SERRANO

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of ~~Illinois~~ Pennsylvania ss.

County of Allegheny

Sam Messersmith, being duly sworn on oath, states that MA Del Carmen Rueda resides at 1931 North Lowell Ave 60639. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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 vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Sam Messersmith
Sam Messersmith

SUBSCRIBED and SWORN to before me

this 26 day of April, 2016.

Shannon McIntyre

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Shannon McIntyre, Notary Public
 Collier Twp., Allegheny County
 My Commission Expires June 18, 2016
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

UNOFFICIAL COPY

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 April 26, 2016

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Sam Messersmith
This 26 day of April, 2016
Notary Public [Signature]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon McIntyre, Notary Public
Collier Twp., Allegheny County
My Commission Expires June 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 April 26, 2016

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Sam Messersmith
This 26 day of April, 2016
Notary Public [Signature]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon McIntyre, Notary Public
Collier Twp., Allegheny County
My Commission Expires June 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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.)