

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



1616822163D

Doc#: 1616822163 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/16/2016 01:59 PM Pg: 1 of 3

THE GRANTOR(S), BLANCA ESPINOZA, a single woman, never married, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to BLANCA ESPINOZA and ANGEL OSWALDO ESPINOZA and WILSON GEOVANNY ESPINOZA, each an undivided one third interest, as tenants in common, (GRANTEE'S ADDRESS) 828 N. HARDING AVENUE, CHICAGO, Illinois 60651 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

THE SOUTH 15 FEET OF LOT 12 AND THE NORTH 15 FEET OF LOT 13 IN BLOCK 7 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### SUBJECT TO:

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

Permanent Real Estate Index Number(s): 16-02-325-030-0000

Address(es) of Real Estate: 828 N. HARDING AVENUE, CHICAGO, Illinois 60651

Dated this 02nd day of June 2016

Blanca Espinoza  
BLANCA ESPINOZA

REAL ESTATE TRANSFER TAX 16-Jun-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-02-325-030-0000 | 20160501699881 | 0-664-606-016

REAL ESTATE TRANSFER TAX 25-May-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

16-02-325-030-0000 | 20160501699881 | 1-319-885-120

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

CCRD REVIEW ke

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BLANCA ESPINOZA, a single woman, never married, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 2nd day of June, 2016



Beatriz Betancourt (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 06/02/16

Wilson Espinoza  
Signature of Buyer, Seller or Representative

**Prepared By:** Beatriz Betancourt  
2457 N. Milwaukee Avenue  
Chicago, Illinois 60647

**Mail To:**  
BLANCA ESPINOZA and ANGEL OSWALDO ESPINOZA and WILSON GEOVANNY ESPINOZA  
828 N. HARDING AVENUE  
CHICAGO, Illinois 60651

**Name & Address of Taxpayer:**  
BLANCA ESPINOZA and ANGEL OSWALDO ESPINOZA and WILSON GEOVANNY ESPINOZA  
828 N. HARDING AVENUE  
CHICAGO, Illinois 60651

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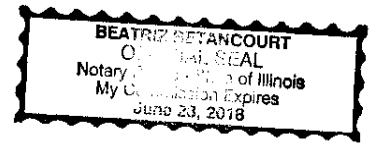
## STATEMENT BY GRANTOR AND GRANTEE

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 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 6/2/16

Signature Blanca Espinoza  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 2nd DAY OF June, 2016.



NOTARY PUBLIC Br. Betancourt

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 and hold title to real estate under the laws of the State of Illinois.

Dated 6/2/16

Signature Blanca Espinoza  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID grantee THIS 2nd DAY OF June, 2016.

Blanca Espinoza  
Agent

NOTARY PUBLIC Br. Betancourt



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.]