

# UNOFFICIAL COPY

## QUITCLAIM DEED

GMT 16-0445

After Recording Return To:

KOZAR LAW OFFICE LLC

105 S ADELL PLACE  
ELMHURST, IL 60120

Send Tax Bills To:

IVAYLO VALKOV  
PO BOX 976  
LOMBARD, IL 60148



Doc#: 1618350052 Fee: \$58.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2016 02:41 PM Pg: 1 of 11

RECORDER'S STAMP

THE GRANTOR(S), all being the legal successors of **Francisco Guerra**, Deceased, namely:

**Mario J. Moreno (a/k/a Mario Joseph Moreno)**, married to Patricia Moreno, whose address is P.O. Box 100, Avila Beach, California 93424;

**David F. Moreno (a/k/a David Frank Moreno)**, divorced and not since remarried, of 3421 N. Ozark Avenue, Chicago, Illinois 60634;

**Monica Moreno (f/k/a Monica M. Clarke)**, divorced and not since remarried, of 3421 N. Ozark Avenue, Chicago, Illinois 60634;

**Frank Guerra, Jr. (a/k/a Frank Guerra, Francisco Guerra and Francisco Guerra, Jr.)**, as Trustee of the Frank Guerra, Jr. Trust, dated October 20, 2014 of 3400 W. 83<sup>rd</sup> Place, Chicago, IL 60652.

**Dawn Guerra**, as Trustee of the Frank Guerra, Jr. Trust, dated October 20, 2014, of 2850 N. Lotus, Chicago, IL 60641

**Juan Luis Gallardo (a/k/a John L. Gallardo)**, married to Lucila E. Gallardo, 3638 W. 105th, Chicago, Illinois 60655;

**Miguel Angel Gallardo**, divorced and not since remarried, of 8379 Mt. Vernon, Lemon Grove, California 91945;

**Lydia Gallardo Mahoney**, married to John Mahoney, of 10963 S. Albany, Chicago, Illinois 60655;

**Christina Marie Montano Tindall**, married to Robert Tindall, of 7849 W. Caley Drive, Littleton, Colorado 80123;

**John Gutierrez**, married to Karen Gutierrez, of 8401 168th Street, Tinley Park, Illinois 60487;

**Lisa Gutierrez**, married to Sean Henaghan, of 4539 S. Lowe, Chicago, Illinois 60609; and

# UNOFFICIAL COPY

**Robert G. Caponera**, as Independent Administrator of the Estate of Yolanda Gutierrez Caponera, Deceased, Case No. 16 P 3194, ~~and as Special Representative of said Decedent, Case No. 14 CH 17150~~, Circuit Court, Cook County, Illinois, of 509 W. 44th Street, Chicago, Illinois 60609,

pursuant to that certain Court Order entered on February 25, 2016, in Case No. **14 CH 17150**, Circuit Court, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby CONVEY AND QUITCLAIM to:

**Ivaylo Valkov**,

whose address is P.O. Box 976, Lombard, Illinois 60148, to have and hold forever, all of Grantors' interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

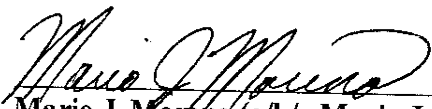

See Legal Description attached hereto.

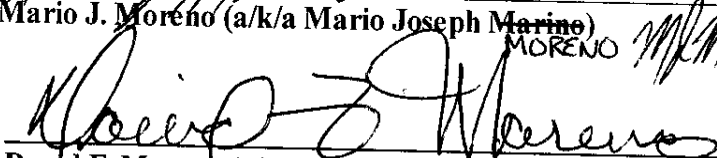
SUBJECT TO: general real estate taxes for the year 2015 (2nd installment) and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided none interfere with the current use and enjoyment of the real estate.

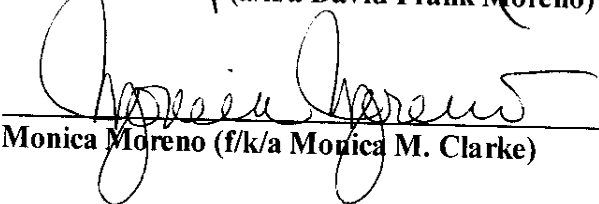
Permanent Index Number(s): 20-04-329-005-0000  
Property Address: 4611 S. Wallace , Chicago, Illinois 60609

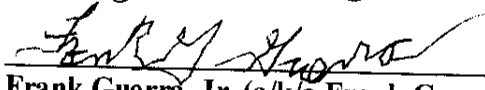
**This is not Homestead Property for any of the Grantors.**

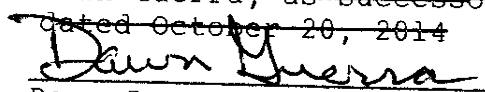
DATED this 30<sup>th</sup> day of June, 2016.

  
Mario J. Moreno (a/k/a Mario Joseph Marino)  
MORENO 

  
David F. Moreno (a/k/a David Frank Moreno)

  
Monica Moreno (f/k/a Monica M. Clarke)

  
Frank Guerra, Jr. (a/k/a Frank Guerra, Francisco Guerra and Francisco Guerra, Jr.), as Trustee of the Frank Guerra, Jr. Trust, dated October 20, 2014

~~Dawn Guerra, as Successor Trustee of the Frank Guerra Jr. Trust, dated October 20, 2014~~  
  
Dawn Guerra, as Successor Trustee of the Frank Guerra Jr. Trust, dated October 20, 2014

REAL ESTATE TRANSFER TAX		01-Jul-2016
CHICAGO:	412.50	
CO. TAX:	165.00	
TOTAL:	577.50 *	
20-04-329-005-0000   20160601626472   1-831-007-552		
* Total does not include any applicable penalty or interest due.		
REAL ESTATE TRANSFER TAX		01-Jul-2016
COUNTY:	ILLINOIS:	27.50
TOTAL:		56.00
20-04-329-005-0000		82.50
20160601626472		0-031-946-048

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*Juan Luis Gallardo*

Juan Luis Gallardo (a/k/a John L. Gallardo)

See following Page 4 for signature

Miguel Angel Gallardo

*Lydia Gallardo Mahoney*

Lydia Gallardo Mahoney

*Christina Montano Tindal*

Christina Marie Montano Tindal

*John Gutierrez*

John Gutierrez

*Lisa Gutierrez*

Lisa Gutierrez

*Robert G. Caponera*

Robert G. Caponera, as Independent Administrator of the Estate of Yolanda Gutierrez Caponera, Deceased, Case No. 16 P 3194 and as Special Representative of said Decedent, Case No. 14 CH 47, 59, Circuit Court, Cook County, Illinois

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

Prepared by: Thomas J. Suich, Esq., 2472 Warwick Court, Aurora, Illinois 60503

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~~Juan Luis Gallardo (a/k/a John L. Gallardo)~~

~~*Miguel Angel Gallardo*  
Miguel Angel Gallardo~~

~~Lydia Gallardo Mahoney~~

~~Christina Marie Montano Tindall~~

~~John Gutierrez~~

~~Lisa Gutierrez~~

~~Robert G. Caponera, as Independent Administrator of the Estate of Yolanda Gutierrez Caponera, Deceased, Case No. 16 P 3194 and as Special Representative of said Decedent, Case No. 14 CH 17150, Circuit Courts, Cook County, Illinois~~

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

Prepared by: Thomas J. Suich, Esq., 2472 Warwick Court, Aurora, Illinois 60503

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## NOTARY PAGES - QUITCLAIM DEED

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Mario J. Moreno (a/k/a Mario Joseph Moreno)**, married to Patricia Moreno, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_ day of June, 2016.

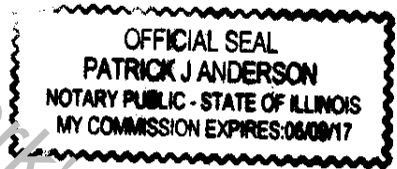
**See Attached Notary Acknowledgment Certificate**

Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **David F. Moreno (a/k/a David Frank Moreno)**, divorced and not since remarried, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of June, 2016.



Commission Expires: \_\_\_\_\_  
*Patrick J. Anderson*  
NOTARY PUBLIC

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Monica Moreno (f/k/a Monica M. Clarke)**, divorced and not since remarried, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of June, 2016.

Commission Expires: \_\_\_\_\_  
*Patrick J. Anderson*  
NOTARY PUBLIC  
OFFICIAL SEAL  
PATRICK J ANDERSON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:06/09/17

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of San Luis Obispo )  
 On June 24, 2016 before me, Katie L. Traeger, Notary Public  
Date Here Insert Name and Title of the Officer  
 personally appeared Mano J. Moreno  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Katie L. Traeger  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration or the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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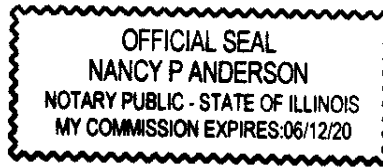
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Dawn Guerra**, as Successor Trustee of the Frank Guerra, Jr. Trust, dated October 20, 2014 is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29<sup>th</sup> day of June, 2016.

Commission Expires: \_\_\_\_\_.

Nancy P. Anderson  
NOTARY PUBLIC



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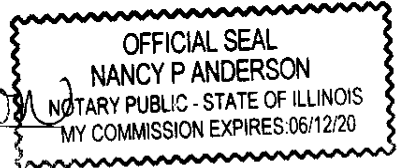
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Frank Guerra, Jr. (a/k/a Frank Guerra, Francisco Guerra and Francisco Guerra, Jr.)**, as Trustee of the Frank Guerra, Jr. Trust, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20<sup>th</sup> day of June, 2016.

Commission Expires: \_\_\_\_\_

Nancy P. Anderson  
NOTARY PUBLIC



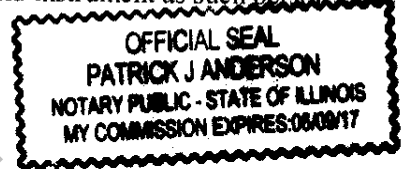
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Juan Luis Gallardo (a/k/a John L. Gallardo)**, married to Lucila E. Gallardo, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of June, 2016.

Commission Expires: \_\_\_\_\_

Patrick J. Anderson  
NOTARY PUBLIC



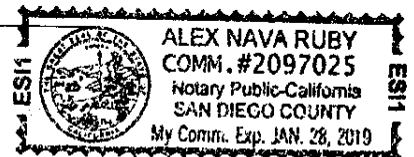
CALIFORNIA  
STATE OF SAN DIEGO )  
 ) SS  
COUNTY OF SAN DIEGO )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Miguel Angel Gallardo**, divorced and not since remarried, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

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

Commission Expires: 01/28/2019

Alex Nava Ruby  
NOTARY PUBLIC





# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Lydia Gallardo Mahoney**, married to John Mahoney, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of June, 2016.



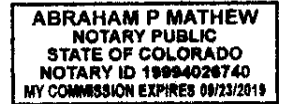
Commission Expires: \_\_\_\_\_

Patrick J. Anderson  
NOTARY PUBLIC

STATE OF Colorado )  
 ) SS  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Christina Marie Montano Tindall**, married to Robert Tindall, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25<sup>th</sup> day of June, 2016.



Commission Expires: 9-23-2019

Abraham P. Mathew  
NOTARY PUBLIC

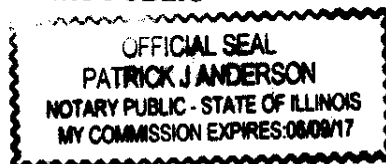
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **John Gutierrez**, married to Karen Gutierrez, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of June, 2016.

Commission Expires: \_\_\_\_\_

Patrick J. Anderson  
NOTARY PUBLIC

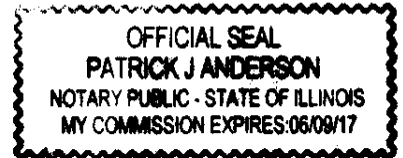


# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Lisa Gutierrez**, married to Sean Henaghan, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of June, 2016.



Commission Expires: \_\_\_\_\_

Patrick J. Anderson  
NOTARY PUBLIC

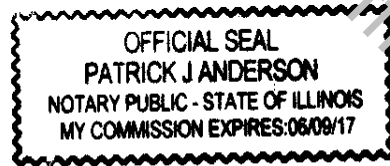
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Robert G. Caponera**, as Independent Administrator of the Estate of Yolanda Gutierrez Caponera, Deceased, Case No. 16 P 3194 and as Special Representative of said Decedent, Case No. 14 CH 17150, Circuit Courts, Cook County, Illinois, is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29<sup>th</sup> day of June, 2016.

Commission Expires: \_\_\_\_\_

Patrick J. Anderson  
NOTARY PUBLIC



# UNOFFICIAL COPY

File Number: 16-0445

## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 12 IN PETER FORTUNE'S SUBDIVISION OF LOT 7 AND THE NORTH ONE-THIRD OF LOT 6 IN ASSESSOR'S DIVISION OF THE SOUTHWEST OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20-04-329-005-0000

Property of Cook County Clerk's Office