

UNOFFICIAL COPY

After Recording Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

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:
61737960

Mail Tax Statements To:
Marta Villanueva
Guadalupe Villanueva
3022 N. Kostner Ave.
Chicago, IL 60641

Tax Parcel ID#
13-27-114-033-0000

Record 1st
80374353
61737960 - 3534254



Doc#: 1620219114 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2016 03:34 PM Pg: 1 of 5

QUITCLAIM DEED

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

By Marta Villanueva, date 6-25-16
MARTA VILLANUEVA

Dated this 25 day of June, 2016. WITNESSETH, that, MARTA VILLANUEVA, single never married, residing at 3022 N. Kostner Ave., Chicago, IL 60641, 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 MARTA VILLANUEVA, single woman and GUADALUPE VILLANUEVA, single woman, not as tenants in common, but as joint tenants with right of survivorship, residing at 3022 N. Kostner Ave., Chicago, IL 60641, 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 3022 N. Kostner Ave., Chicago, IL 60641, 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: 13-27-114-033-0000

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

When Recorded Return to:
Indcomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

PH

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

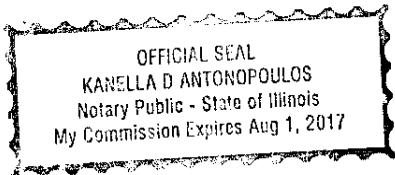
IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By *Marta Villanueva*
MARTA VILLANUEVA

STATE OF _____)
COUNTY OF *Cook*) ss.

I, *K. M. D. Antonopoulos*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MARTA VILLANUEVA, 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 the said instrument as her 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 official seal this *25* day of *July* 20*16*.



[Signature]
Notary Public
My commission expires: *8-1-17*

REAL ESTATE TRANSFER TAX		21-Jul-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-27-114-033-0000 | 20160601626534 | 1-846-803-776
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Jul-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-27-114-033-0000 | 20160601626534 | 0-926-022-976

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AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)
MARTA VILLANUEVA

being duly sworn on oath, states that she resides at 3022 N. Kostner Ave., Chicago, IL 60641 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① 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 vacation 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.

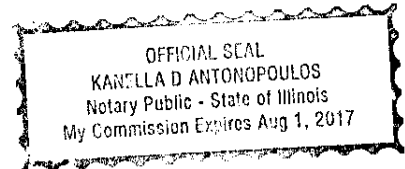
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that she 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.

Marta Villanueva
Marta Villanueva

SUBSCRIBED AND SWORN to before me this 25 day of Jan, 2016.

[Signature]
Notary Public
My commission expires: 8-1-17



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 17-27-114-033-0000

Land Situated in the County of Cook in the State of IL

LOT 13 IN BLOCK 2 IN PAULING'S FRONT AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Commonly known as: 3022 N Kostner Ave, Chicago, IL 60641



U05887287

1371 7/7/2016 80374353/1

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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 6-25, 2016

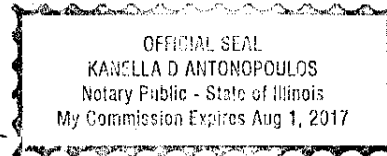
Signature: Marta Villanueva
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 25, day of June, 2016

Notary Public _____



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 6-25, 2016

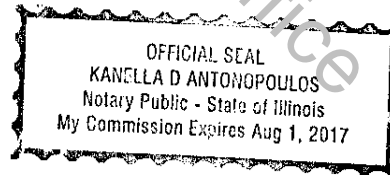
Signature: Guadalupe Villanueva
Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 25, day of June, 2016

Notary Public _____



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.)