

# UNOFFICIAL COPY



Doc# 1628529065 Fee \$46.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/11/2016 03:03 PM Pg: 1 of 5

RECORDING REQUESTED BY:

Alberto E. Ramirez

INSTRUMENT PREPARED BY:

Lorcna Verdagué-Torres  
1N475 Troon Ct  
Winfield, Illinois 60190

(Above reserved for official use only)

RETURN DEED TO:

Alberto E. Ramirez  
26W214 Pinhurst  
Winfield, Illinois 60190

SEND TAX STATEMENTS TO:

Alberto E. Ramirez  
26W214 Pinhurst  
Winfield, Illinois 60190

Tax Parcel/APN # 13-26-402-020-000

## QUIT CLAIM DEED FOR ILLINOIS

STATE OF ILLINOIS

DATE: September 08, 2016

COUNTY OF COOK

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "**Grantor**") hereby quitclaims to the below-named grantees (hereinafter "**Grantees**") and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 3444 W. Parker, Chicago, Cook county, Illinois 60647 (the "**Property**").

R

REAL ESTATE TRANSFER TAX

12-Oct-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

13-26-402-020-0000 | 20161001667681 | 2-133-817-152

REAL ESTATE TRANSFER TAX

12-Oct-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

13-26-402-020-0000 | 20161001667681 | 0-880-244-544

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

# UNOFFICIAL COPY

Legal Description: LOT 36 IN BLOCK 1 IN STOREY'S MILWAUKEE AVENUE SUBDIVISION, A SUBDIVISION OF THE NORTHEAST 15 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**Grantor**

Grantor: Lorena Verdaguer-Torres  
Marital Status: Married  
Address: 1N475 Troon Ct  
Winfield, Illinois 60190

Lorena Verdaguer-Torres's Spouse: Manuel Torres  
Address: 1N475 Troon Ct  
Winfield, Illinois 60190

**Grantees**

Grantee: Alberto E. Ramirez  
Marital Status: Married  
Address: 26W214 Pinhurst  
Winfield, Illinois 60190

Alberto E. Ramirez's Spouse: Barbara Ramirez  
Address: 26W214 Pinhurst  
Winfield, Illinois 60190

Grantee: Lorena Verdaguer-Torres  
Marital Status: Married  
Address: 1N475 Troon Ct  
Winfield, Illinois 60190

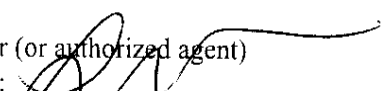
Lorena Verdaguer-Torres's Spouse: Manuel Torres  
Address: 1N475 Troon Ct  
Winfield, Illinois 60190

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

**Signatures**

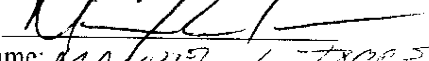
Grantor signed, sealed, and delivered this Quit Claim Deed to Grantees on September 08, 2016.

Grantor (or authorized agent)

Signed:   
Print Name: Lorena Verdaguer-Torres

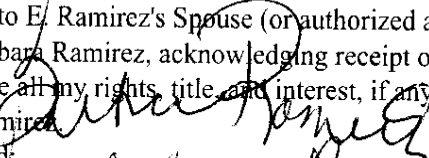
Grantor's Spouse (or authorized agent)

I, Manuel Torres, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantees.

Signed:   
Print Name: MANUEL TORRES

Alberto E. Ramirez's Spouse (or authorized agent)

I, Barbara Ramirez, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto my spouse, Alberto E. Ramirez.

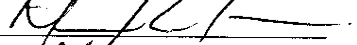
Signed:   
Print Name: Barbara Ramirez

# UNOFFICIAL COPY

Lorena Verdaguer-Torres's Spouse (or authorized agent)

I, Manuel Torres, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto my spouse, Lorena

Verdaguer-Torres.

Signed: 

Print Name: MANUEL L TORRES

Property of Cook County  
**COOK COUNTY  
RECORDER OF DEEDS**  
County Clerk's Office

# UNOFFICIAL COPY

Notary Public

STATE OF ILLINOIS

COUNTY OF DUPAGE

On this the 5<sup>th</sup> day of Sept, 2016, the foregoing QUIT CLAIM DEED, entered into as of September 08, 2016, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Corena Verdaguier-Torres, Manizel Torres  
Farhan Ramirez

(names of signatories).

WITNESS my hand and official seal.

PRINT: SHILA M PATEL



SIGN: Shila M Patel

My Commission Expires: 08/05/2018

NOTARY PUBLIC

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE  
AS REQUIRED BY SECTION 35 ILCS 200/1-47

GRANTOR SECTION

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 (ABI) 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 another 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: 9 | 20 | 20 16

SIGNATURE: [Signature]  
GRANTOR or AGENT

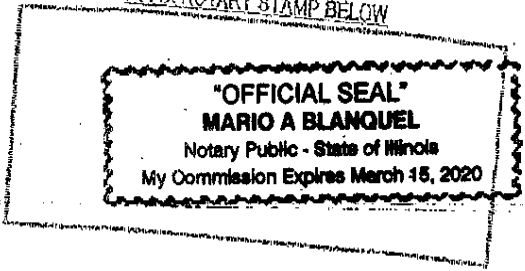
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.  
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Lorena Verdaguera Torres

On this date of: 9 | 20 | 20

NOTARY SIGNATURE: [Signature]

ATTACH NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 9 | 20 | 20 16

SIGNATURE: [Signature]  
GRANTEE or AGENT

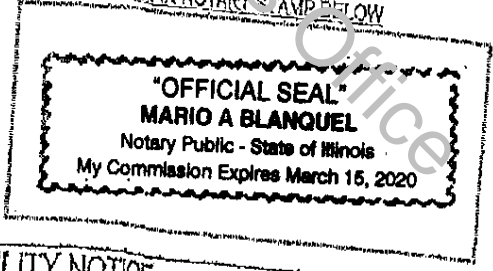
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.  
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Lorena Verdaguera Torres

On this date of: 9 | 20 | 20

NOTARY SIGNATURE: [Signature]

ATTACH NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5.020(b)(2), 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 Act: (35 ILCS 200/Art. 91)