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Quit Claim Deed



Doc# 1636222064 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2016 12:25 PM PG: 1 OF 5

This Space is for Recorder's Office use only

THE GRANTORS, Eloy Selles Sanchez and Beatriz Nieto San Roman, husband and wife, of the City of Irvine, County of Orange, State of California, for and in consideration of TEN Dollars, receipt of which is hereby acknowledged, does hereby CONVEY and QUIT CLAIM to Eloy F. Selles Sanchez and Beatriz Nieto San Roman, Trustees of the Selles Nieto Family Trust dated June 14, 2016 all interest in the following described Real Estate situated in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

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

| REAL ESTATE TRANSFER TAX | 19-Dec-2016 |
|--------------------------|-------------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

14-30-223-095-0000 | 20161101682371 | 2-039-584-960

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

Permanent Index Number(s): 14-30-223-095-0000

Address: 2928 N. Wood #C, Chicago, IL 60657

| REAL ESTATE TRANSFER TAX | 19-Dec-2016 |
|--------------------------|-------------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

14-30-223-095-0000 | 20161101682371 | 0-277-797-056

DATED this 2nd day of August, 2016.

Eloy F. Selles Sanchez, Grantor

Beatriz Nieto San Roman, Grantor

(5)

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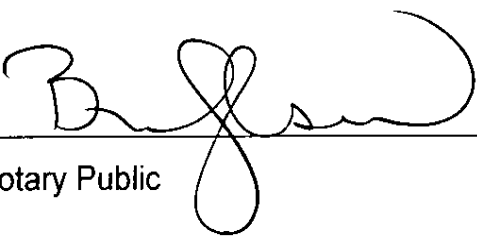
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
County of Orange } SS

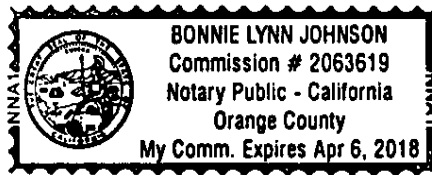
On August 2nd, 2016, before me, Bonnie Lynn Johnson, a Notary Public, personally appeared Eloy F. Selles Sanchez and Beatriz Nieto San Roman, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.



Notary Public



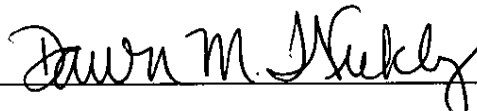
(Seal)

MUNICIPAL TRANSFER STAMP (If Required)

COOK COUNTY / ILLINOIS TRANSFER STAMP

EXEMPT under provisions under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: August 17, 2016



Buyer / Seller Representative

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Legal Description

PIN # 14-30-223-095-0000

For the premises commonly known as: 2928 N. Wood #C, Chicago, IL 60657

Legal Description:

PARCEL 1:

THE EAST 18.79 FEET OF THE WEST 118.16 FEET OF LOT 5 IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 09079364, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT NUMBER 00970524.

| | | |
|---|---|---|
| Instrument Prepared by: | Send subsequent tax bills to: | Mail recorded document to: |
| Legacy Law Firm, LLC 11 E. Center Street Sandwich, IL 60548 | Eloy F. Selles Sanchez & Beatriz Nieto San Roman 14 Corsica Irvine, CA 92614 | Legacy Law Firm, LLC 11 E. Center Street Sandwich, IL 60548 |

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AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS

Parcel No: 14-30-223-095-0000

Grantor or Grantor's Attorney or authorized representative in a deed transferring interest in the real estate described in the accompanying deed and further states this transfer **IS EXEMPT FROM THE ILLINOIS PLAT ACT (765 ILCS 205) BECAUSE OF THE FOLLOWING:**

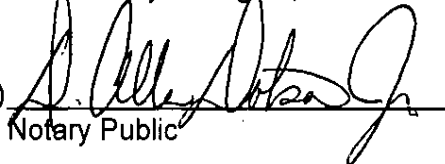
- NOT A DIVISION OF LAND – PARCEL BOUNDARIES REMAIN UNCHANGED (The Recorder will proceed with recording the deed and no further questions apply. County Plat Officer signature is **NOT** required.)
- A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS – APPROVAL BY COUNTY PLAT OFFICER (OR DESIGNEE) IS REQUIRED ALONG WITH APPLICABLE FEE PRIOR TO RECORDING:
 - The division or subdivision of land into parcels or tracts of 5 acres or more in size that does not involve any new streets or easements of access;
 - The division of lots or blocks of less than 1 acre in any recorded subdivision that does not involve any new streets or easements of access;
 - The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 - The conveyance of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines that does not involve any new streets or easements of access;
 - The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication or land for public use or instruments relating to the vacation of land impressed with a public use;
 - Conveyances made to correct descriptions in prior conveyances;
 - The sale or exchange 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 7, 1959 and not involving any new streets or easements of access;
 - The sale of a single lot of less than five acres from a larger tract when a survey is made by an Illinois Registered Land 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 configurations 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.
 - The preparation of a plat for wind energy devised under section 10-620 of the Property Tax Code;
 - Division meets criteria for agricultural exemption.

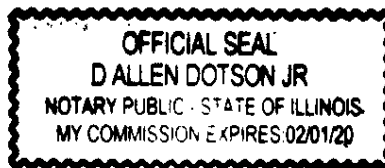
I swear to the best of my knowledge that the statements contained herein are true and correct. Affiant further states that this affidavit is for the purpose of indicating to the Recorder of Deeds of Cook County, Illinois, that they conveyance by the attached instrument is within, and in compliance with, the provisions of the Illinois Plat Act.


Dawn M. Weekly Affiant

DATE: August 18, 2016

SUBSCRIBED AND SWORN to before me
this 17th day of August, 2016.

(SEAL) 
Notary Public

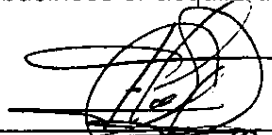


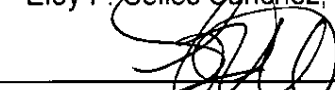
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STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a. natural person, and 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.

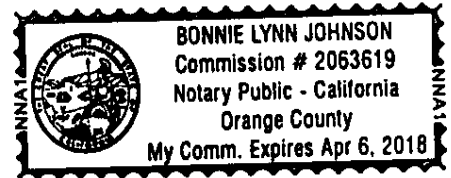
Dated 08/02/2016

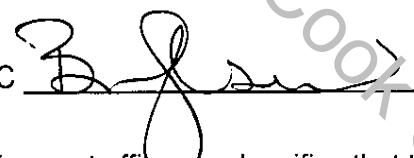
Signature: 
Eloy F. Selles Sanchez, Grantor

Signature: 
Beatriz Nieto San Roman, Grantor

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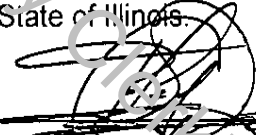
Subscribed and sworn to before
Me by the said Eloy F. Selles Sanchez and Beatriz Nieto San Roman
this 2nd day of August, 2016.




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 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: 08/02/2016

Signature: 

Dated: 08/02/2016

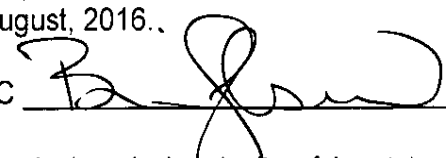
Signature: 

Eloy F. Selles Sanchez and
Beatriz Nieto San Roman,
Trustees of the
Selles Nieto Family Trust dtd 8/14/2016



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Subscribed and sworn to before
Me by the said Eloy F. Selles Sanchez and Beatriz Nieto San Roman as Trustees
this 2nd day of August, 2016..

NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)