

QUIT CLAIM DEED
Joint Tenants (Illinois)

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Doc# 1701847040 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2017 01:01 PM PG: 1 OF 3

Mail to:

Rafael Villanueva & Maria Villanueva
7689 Northway Drive
Hanover Park, Illinois 60133

Name & address of taxpayer:

Rafael Villanueva & Maria Villanueva
7689 Northway Drive
Hanover Park, Illinois 60133

THE GRANTOR(S), Rosendo Villanueva, divorced and Petra Villanueva, divorced,
of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and NO/100ths
DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Rafael Villanueva and Maria D. Villanueva, husband and wife, both of 7689
Northway Drive, Hanover Park, Illinois 60133, County of Cook, State of Illinois, as joint tenants with right of
survivorship and not as tenants in common, all interest in the following described real estate situated in the
County of Cook, in the State of Illinois, to wit: **Legal Description**

LOT 41 AND THE EAST 6 FEET OF LOT 42 IN B.J. JACOBS SUBDIVISION OF BLOCK 3 IN JACOBS
AND RURCHELL'S SUBDIVISION OF THE SOUTH 15 2/3 ACRES OF THE EAST 1/3 OF THE WEST 1/2
OF THE NORTHEAST 1/4 OF SECTION 35 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 3427 West McLean Avenue, Chicago, Illinois 60647
PIN Number: 13-35-232-004-0000

TO HAVE AND TO HOLD said premises as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP and not
tenants in common.

DATED this 10th day of January (month), 2017.

Rosendo Villanueva
Rosendo Villanueva

Petra Villanueva
Petra Villanueva

Mail To:

Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148
(630)317-0049

ACCOM

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Joint Tenants (Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosendo Villanueva and Petra Villanueva



personally, known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 10th day of January, 2017.

Commission expires 8/23/2020

Bridget Han
Notary Public



COUNTY- ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35ILCS 200/31-45, PROPERTY TAX CODE

DATE: this 10th day of January (month), 2017


Buyer, Seller, or Representative: Petra Villanueva
Petra Villanueva

Recorder's Office Box No.

REAL ESTATE TRANSFER TAX		11-Jan-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-35-232-004-0000		2017010101209 1-925-125-312

NAME AND ADDRESS OF PREPARER:

Sean Robertson
Robertson Legal Group, LLC
3380 Lacrosse Lane, Suite 105
Naperville, Illinois 60564
Phone: 630-780-1034
Email: Sean@RobertsonLegalGroupLLC.com

REAL ESTATE TRANSFER TAX		11-Jan-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-35-232-004-0000		20170101601209 0-021-775-552

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

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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 January 10, 2017

Signature: Petra Villanueva
Petra Villanueva

Subscribed and sworn before me by
This 10th day of January,
2017.

Bridget Han
Notary Public



The grantee or his agent affirms and verifies 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 January 10, 2017

Signature: Rafael Villanueva
Rafael Villanueva

Subscribed and sworn before me by
This 10th day of January,
2017.

Bridget Han
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, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)