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LEGAL FORMS

No. 822 REC  
December 1999



Doc# 1704829101 Fee \$44.00

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AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/17/2017 03:59 PM PG: 1 OF 4

## QUIT CLAIM DEED Statutory (Illinois) (Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S)

Martha L. Abadia & Douglas Abadia

of the City Chicago County of Cook State of Illinois for the consideration of Ten Dollars And No Cents (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S)

TO Martha L. Abadia And Douglas Abadia As 50% Ownership And Magdalena Espinosa (Name and Address of Grantees) As 50% Ownership Not In Joint Tenancy But In Tenancy In Common all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 2322 N. Knox Ave., Chicago IL 60639, (st. address) legally described as:

Please See Attached Legal Description

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

Permanent Real Estate Index Number(s): 13-34-102-032-0000

Address(es) of Real Estate: 2322 N. Knox Ave., Chicago IL 60639

DATED this: 22 day of November 20 16

Please print or type name(s) below signature(s)	(SEAL) <u>Martha L. Abadia</u> (SEAL)	(SEAL) <u>Douglas Abadia</u> (SEAL)
	(SEAL) <u><i>Martha L. Abadia</i></u> (SEAL)	(SEAL) <u><i>Douglas Abadia</i></u> (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martha L. Abadia And Douglas

IMPRESS OFFICIAL SEAL personally known to me to be the same person s whose name are subscribed to the SEAL LEWIS W POWELL foregoing instrument, appeared before me this day in person, and acknowledged that t hey HERE NOTARY PUBLIC - STATE OF ILLINOIS sealed and delivered the said instrument as their free and voluntary act, for the MY COMMISSION EXPIRES 02/26/19 uses and purposes therein set forth, including the release and waiver of the right of homestead.

AH

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## Quit Claim Deed INDIVIDUAL TO INDIVIDUAL

TO

### REAL ESTATE TRANSFER TAX

17-Feb-2017



CHICAGO: 0.00  
 CTA: 0.00  
 TOTAL: 0.00

13-34-102-032-0000 | 20170201613789 | 0-408-470-208  
 \* Total does not include any applicable penalty or interest due.

### REAL ESTATE TRANSFER TAX

20-Feb-2017



COUNTY: 0.00  
 ILLINOIS: 0.00  
 TOTAL: 0.00

13-34-102-032-0000 | 20170201613789 | 2-021-434-048

GEORGE E. COLE®  
LEGAL FORMS

Given under my hand and official seal, this 22 day of November 2016

Commission expires February 26 2019

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by Lewis W. Powell, III, 53 W. Jackson, Suite 1222  
(Name and Address) Chicago IL 60604

MAIL TO: {  
Martha L. Abadia  
 (Name)  
2322 N. Knox Ave.  
 (Address)  
Chicago IL 60639  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Martha L. Abadia  
 (Name)  
2322 N. Knox Ave.  
 (Address)  
Chicago IL 60639  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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Property of Cook County Clerk's Office

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**THE SOUTH 20 FEET OF LOT 133 AND THE NORTH 10 FEET OF LOT 132 IN EDGINSTON PARK, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

# STATEMENT BY GRANTOR AND GRANTEE

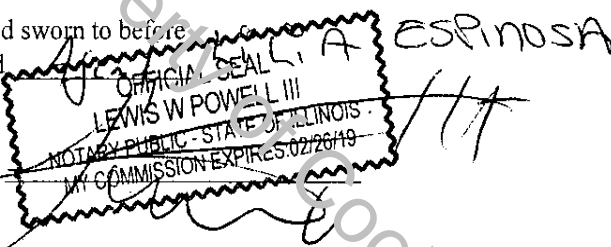
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

Dated 2-6-17

SIGNATURE *Julia Espinosa*  
Grantor or Agent

Subscribed and sworn to before me by the said this.

Notary Public



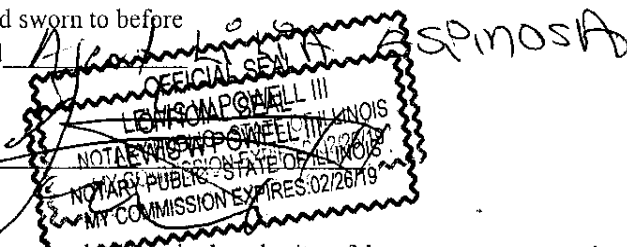
THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS , OR OTHER 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: 2-6-17

SIGNATURE *Julia Espinosa*  
Grantee or Agent

Subscribed and sworn to before me by the said this.

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.