

UNOFFICIAL COPY



17952460420

Doc# 1705246042 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2017 11:18 AM PG: 1 OF 4

**QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) Maria R. Fernandez 7857 W. 45th Street, Lyons, IL 60534, of the Village _____ of Lyons _____, County of Cook, State of Illinois for and in consideration of \$ Ten and 00/100, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Maria R. Fernandez and Israel Fernandez Jr. of 7857 W. 45th Street, Lyons, IL 60534, as joint tenants _____ of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (see 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): 18-01-316-004
Address(es) of Real Estate: 7857 W. 45th Street, Lyons, IL 60534

Dated this 10th day of February, 20 17

Maria R. Fernandez (Grantor)

[Signature] (Witness)

(Grantor)

(Witness)

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Maria R. Fernandez

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 and official seal, this 10th day of February, 20 17.



(Notary Public)

Prepared by:

Maria R. Fernandez
7857 W. 45th Street
Lyons IL 60534

Mail to:

Maria R. Fernandez and Israel Fernandez Jr.
7857 W. 45th Street
Lyons, IL 60534

Name and Address of Taxpayer:

Maria R. Fernandez and Israel Fernandez Jr.
7857 W. 45th Street
Lyons, IL 60534

UNOFFICIAL COPY

Exhibit "A" – Legal Description

Legal Description of premises commonly known as 7857 W. 45th Street, Lyons, IL 60534.

Lot 8 (except 93 feet thereof and except the East 68.5 feet thereof) in Riverside Acres and subdivision in the South 1/2 of section 1, Township 38 North, Range 12 East of Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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: JAN | 27 | 2017

SIGNATURE: Maria R Fernandez
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:

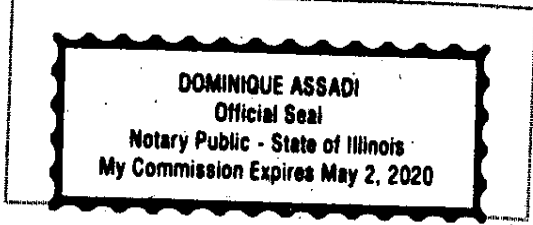
Dominique Assadi

By the said (Name of Grantor): Maria R Fernandez

On this date of: Jan | 27th | 2017

NOTARY SIGNATURE: D Assadi

AFFIX 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: JAN | 27 | 2017

SIGNATURE: Israel Fernandez Jr
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:

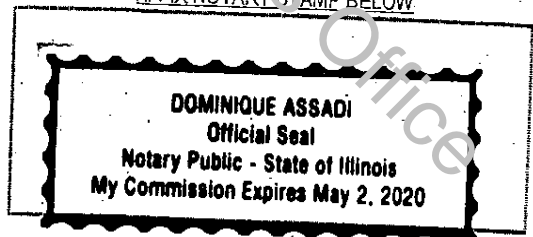
Dominique Assadi

By the said (Name of Grantee): Israel Fernandez Jr

On this date of: Jan | 27th | 2017

NOTARY SIGNATURE: D Assadi

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(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. 31))