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After Recording Return to:

Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared by:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Order Number:

62266695

Mail Tax Statements To:

Jesus J. Chavez and
Maria A. Chavez
3713 West Sunnyside Avenue
Chicago, IL 60625

Tax Parcel ID#

13-14-125-031-0000

Record 1st
80593170



1705234089D

Doc# 1705234089 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2017 03:42 PM PG: 1 OF 5

62266695-3855619

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: *Maria A Chavez*, date *12-28-16*
MARIA A. CHAVEZ

Dated this *28* day of *December*, 20 *16*. WITNESSETH, that, **MARIA A. CHAVEZ**, a married woman, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **JESUS J. CHAVEZ** and **MARIA A. CHAVEZ**, Husband and Wife, not as tenants in common, but as joint tenants with right of survivorship, residing at 3713 West Sunnyside Avenue, Chicago, IL 60625, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 3714 West Agatite Avenue, Chicago, IL 60625, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No.: 13-14-125-031-0000

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

When Recorded Return to:
Indocomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

114

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

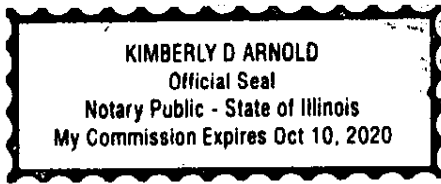
Grantor

By: *Maria A Chavez*
MARIA A. CHAVEZ

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Kimberly D Arnold, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARIA A. CHAVEZ**, 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 he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal this 28 day of December 2016.



Kimberly D Arnold
Notary Public
My commission expires: 10-10-2020
Kimberly D Arnold

REAL ESTATE TRANSFER TAX		22-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-14-125-031-0000 | 20160901654123 | 0-162-902-720

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

REAL ESTATE TRANSFER TAX		22-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-14-125-031-0000 | 20160901654123 | 0-611-103-424

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 11 and the East 8 feet of Lot 10 in Block 1 in the subdivision of Lot "B" in the subdivision of that part of the Northwest 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, beginning at a point 67 rods of the Southeast corner of said 1/4 Section, thence North 40 rods thence East 32 rods, thence South 40 rods thence West 32 rods to the place of beginning, in Cook County, Illinois.

Being the same property conveyed from JESUS CHAVEZ and MARIA A. CHAVEZ, Husband and Wife, to MARIA A. CHAVEZ, dated May 28, 2010, recorded June 2, 2010, as Document No. 1015322055 in Cook County Records

Assessor's Parcel No.: 13-14-125-031-0000

Commonly known as: 3714 West Agate Avenue, Chicago, IL 60625



-006157189+
1371 1/5/2017 80593170/1

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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.

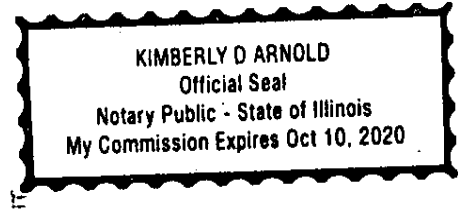
Dated December-28, 2016.

Signature: *Maria A. Chazy*
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said, Grantor, this 28 day of December, 2016.

Notary Public: *Kimberly D. Arnold*



The GRANTEE 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.

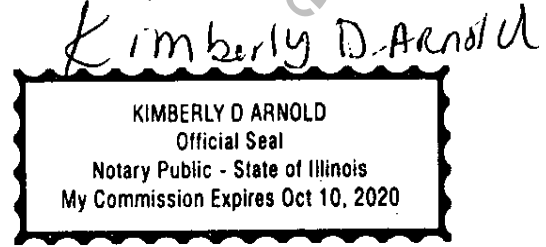
Dated December-28, 2016.

Signature: *Maria A. Chazy*
Grantee or Agent

Signature: *Juan G. Chazy*
Grantee or Agent

Subscribed and sworn to before me by the said, Grantee, this 28 day of December, 2016.

Notary Public: *Kimberly D. Arnold*



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

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Maria A. Chavez, being duly sworn on oath, states that he resides at 3714 West Agatite Avenue, Chicago, IL 60625 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is 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 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Maria A Chavez

SUBSCRIBED AND SWORN to before me this 28 day of December, 2016.

Kimberly D Arnold
Notary Public
My commission expires: 10-10-2020

