

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



\*1706129085D\*

Doc# 1706129085 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/02/2017 03:06 PM PG: 1 OF 4

THE GRANTOR(S), JUAN F. RIOS and DIANA M. PADILLA, husband and wife, of the City of CHICAGO; County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to JUAN E. PADILLA and NOEMI T. VERDUGO PADILLA, as joint tenants, with right of survivorship, (GRANTEE'S ADDRESS) 2107 N. KILPATRICK AVENUE, CHICAGO, Illinois 60639 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:

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): 13-34-118-007-0000

Address(es) of Real Estate: 2107 N. KILPATRICK AVENUE, CHICAGO, Illinois 60639

Dated this 26th day of January, 2017

Juan F Rios

JUAN F. RIOS

Diana Padilla

DIANA M. PADILLA

### REAL ESTATE TRANSFER TAX

03-Mar-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

13-34-118-007-0000 | 20170301619047 | 1-400-922-816

### REAL ESTATE TRANSFER TAX

03-Mar-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

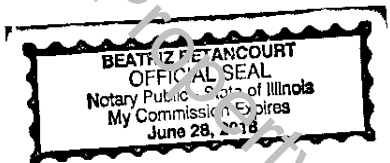
13-34-118-007-0000 | 20170301619047 | 1-637-970-624

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

**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 JUAN F. RIOS and DIANA M. PADILLA, husband and wife, 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 26<sup>th</sup> day of January, 2017



Beatriz Betancourt (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 1/26/17

Juan E. Padilla  
Signature of Buyer, Seller or Representative

**Prepared By:** Beatriz Betancourt  
Guillermo F. Martinez & Associates  
Attorneys at law  
2457 N. Milwaukee Avenue  
Chicago, Illinois 60647

**Mail To:**  
JUAN E. PADILLA and NOEMI T. VERDUGO  
2107 N. KILPATRICK AVENUE  
CHICAGO, Illinois 60639

**Name & Address of Taxpayer:**  
JUAN E. PADILLA and NOEMI T. VERDUGO  
2107 N. KILPATRICK AVENUE  
CHICAGO, Illinois 60639

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~~EXHIBIT 'A'~~

## Legal Description

LOT 16 IN THE SUBDIVISION OF LOTS 16 TO 25, BOTH INCLUSIVE, (WITH VACATED ALLEY) TOGETHER WITH LOTS 56 TO 65, BOTH INCLUSIVE, (WITH VACATED ALLEY) OF J.M. WELCH'S SUBDIVISION OF BLOCKS 1 TO 4, BOTH INCLUSIVE, AND THE NORTH 132.75 FEET OF THE WEST 375 FEET OF BLOCK 5 OF VANATTA'S SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 (EXCEPT THE SOUTH WEST 1/4 THEREOF) OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 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 1/26/17

Signature Juan F. Rios  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantors  
THIS 26th DAY OF January,  
2017.

Diana Padilla



NOTARY PUBLIC [Signature]

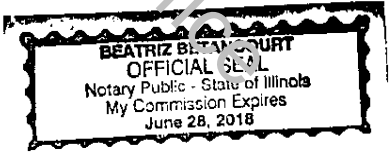
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 1/26/17

Signature Juan E. Padilla  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantors  
THIS 26th DAY OF January,  
2017.

Noel T. Verdugo



NOTARY PUBLIC [Signature]

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]