

UNOFFICIAL COPY

Doc#: 1708715064 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2017 10:11 AM Pg: 1 of 4

Return To
Chicago Title
505 E. North Ave.
Carol Stream, IL 60188

Dec ID 20170301624908
ST/CO Stamp 0-077-454-016
City Stamp 0-727-898-816

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Ignacio Zepeda
22088 County Road 36
Goshen, IN 46526

This space for recording information only

Order #: 16025013RL

QUITCLAIM DEED

Tax Exempt under _____



IGNACIO ZEPEDA

3/14/17

Date

GRANTORS,

IGNACIO ZEPEDA, a married man
22088 County Road 36
Goshen, IN 46526

* This is not a homestead property for Ignacio Zepeda.

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

IGNACIO ZEPEDA, married, RAMON ZEPEDA, married, and JOSE RAMON ZEPEDA,
married
3266 W Armitage Avenue
Chicago, IL 60647

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 13-35-234-031-0000

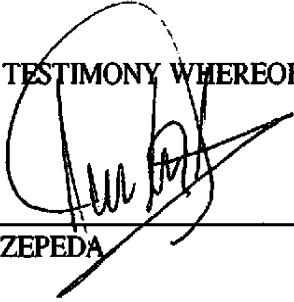
Property Address: 3266 W Armitage Avenue, Chicago, IL 60647

Preparer has examined no underlying title documentation regarding this deed

1/2 Chicago Title 16025013RL

UNOFFICIAL COPY

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.



IGNACIO ZEPEDA

3/14/17
Date

State of Illinois

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 14th day of March, 2017 by IGNACIO ZEPEDA, who are personally known to me or and who signed this instrument willingly.


NOTARY SIGNATURE


No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4
REAL ESTATE TRANSFER ACT.

3/14/17
Date


Buyer, Seller or Representative



REAL ESTATE TRANSFER TAX 16-Mar-2017

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-35-234-031-0000 | 20170301624908 | 0-727-898-816

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

REAL ESTATE TRANSFER TAX 16-Mar-2017

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

13-35-234-031-0000 | 20170301624908 | 0-077-454-016

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 land trust is either a. natural person, and 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 14th of March, 2017 Signature:

[Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 14th day of March,
2017.



NOTARY PUBLIC [Handwritten 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 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.

Date 14th of March, 2017 Signature:

[Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 14th day of March,
2017.



NOTARY PUBLIC [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 16025013RL

For APN/Parcel ID(s): 13-35-234-031-0000

THE EAST 1/2 OF LOT 13 IN BLOCK 11 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 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.

Property of Cook County Clerk's Office