

# UNOFFICIAL COPY

**PREPARED BY:**


Abiu Chavez  
4815 N. Drake Ave.  
Chicago, Ill. 60625

**MAIL TAX BILL TO:**

*ABIU CHAVEZ*  
4815 N. DRAKE AVE.  
CHICAGO, IL 60625

**MAIL RECORDED DEED TO:**

**ADOLFO A. CHAVEZ**  
4815 N. DRAKE AVE.  
CHICAGO, IL 60625

	
*1710006130D*	
Doc#	1710006130 Fee \$42.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE:	\$2.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	04/10/2017 12:41 PM PG: 1 OF 3

**JOINT TENANCY --QUIT CLAIM DEED**  
Statutory (Illinois)

THE GRANTOR(S), **ADOLFO A. CHAVEZ** and **LILIA CHAVEZ**, husband and wife as Tenants by the Entirety of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to **ADOLFO A. CHAVEZ** and **ABIU CHAVEZ**, of the City of Chicago, State of Illinois, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

**Lot 26 in Baird's Subdivision of the East 5 Acres of Block 25 in Jackson's Subdivision of the South East ¼ of Section 11 and the South West ¼ of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, (except street heretofore dedicated), IN COOK COUNTY, ILLINOIS.**

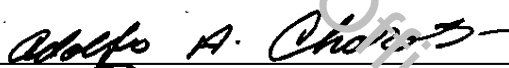
Permanent Index Number(s): 13-11-425-014-0000  
Property Address: 4815 N. DRAKE, CHICAGO, ILLINOIS 60625


Subject, however, to the general taxes for the year of **2016** and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.


Dated this 1 day of April, 2017

  
 \_\_\_\_\_  
**ADOLFO A. CHAVEZ**

  
 \_\_\_\_\_  
**LILIA CHAVEZ**

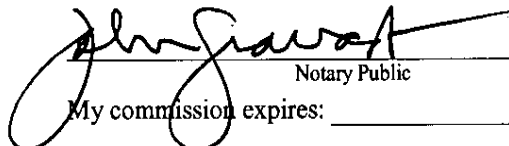
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ADOLFO A. CHAVEZ** and **LILIA CHAVEZ**, personally known to me to be the same person(s) whose name(s) is/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.



REAL ESTATE TRANSFER TAX	10-Apr-2017
	
CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00</b>

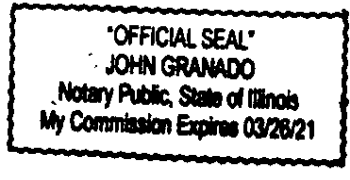
# UNOFFICIAL COPY

Given under my hand and notarial seal, this 1<sup>st</sup> day of APRIL, 2017

  
Notary Public  
My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph   E  

REAL ESTATE TRANSFER TAX		10-Apr-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-11-425-014-0000   20170401636755   0-085-710-528		



Property of Cook County Clerk's Office


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ATTORNEYS TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

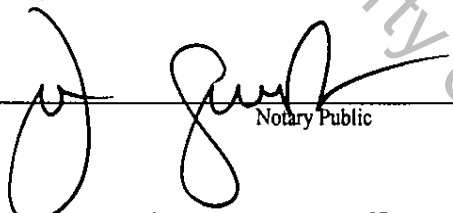
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

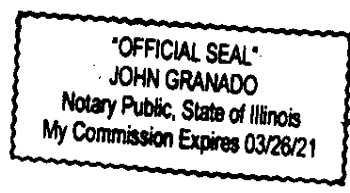
Dated 4/1/17

  
Signature of Grantor or Agent

Subscribed and sworn to before me this

15<sup>th</sup> day of April, 2017  
Day Month Year

  
Notary Public



The grantee or the grantee's 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 4/1/17

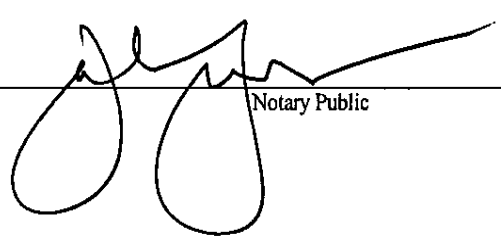
  
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

15<sup>th</sup> day of April, 2017  
Day Month Year

  
Notary Public

