

UNOFFICIAL COPY

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:
62993014

Mail Tax Statements To:
Michaelangelo Hernandez
2480 N Albany Avenue, Unit 8
Chicago, IL 60647

Tax Parcel ID#
13-25-325-049-1008



Doc# 1712345098 Fee \$52.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2017 04:23 PM PG: 1 OF 8

62993014-4012164

QUITCLAIM DEED

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

By: Michaelangelo Hernandez, date 4/19/17
MICHAELANGELO HERNANDEZ

By: _____, date _____
ROXANNE NAVA-HERNANDEZ

Dated this 19 day of April, 2017, WITNESSETH, that, **MICHAELANGELO HERNANDEZ**, an unmarried man and **ROXANNE NAVA-HERNANDEZ**, an unmarried 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 **MICHAELANGELO HERNANDEZ**, an unmarried man, residing at 2480 N Albany Avenue, Unit 8, Chicago, IL 60647, 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 2480 N. Albany Avenue, Unit 8, Chicago, IL 60647, 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: 13-25-325-049-1008

Record 1st 80706419
When Recorded Return To:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

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QUITCLAIM DEED

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

By: _____, date _____
MICHAELANGELO HERNANDEZ

By: Roxanne Nava Hernandez, date 27th March 2017
ROXANNE NAVA-HERNANDEZ

Dated this 27 day of March, 2017, WITNESSETH, that, **MICHAELANGELO HERNANDEZ**, an unmarried man and **ROXANNE NAVA-HERNANDEZ**, an unmarried 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 **MICHAELANGELO HERNANDEZ**, an unmarried man, residing at 2480 N Albany Avenue, Unit 8, Chicago, IL 60647, 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 2480 N. Albany Avenue, Unit 8, Chicago, IL 60647, 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: 13-25-325-049-1008

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

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 (1 of 2)

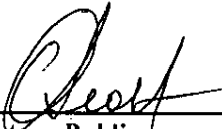
By: 
MICHAELANGELO HERNANDEZ

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.


I, KAREN SCOTT, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MICHAELANGELO HERNANDEZ**, 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 19 day of APRIL 2017.




Notary Public
My commission expires: 12-18-2017

Karen N Scott

REAL ESTATE TRANSFER TAX		04-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		04-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-25-325-049-1008 | 20170301629411 | 1-628-237-504

13-25-325-049-1008 | 20170301629411 | 0-445-429-440

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

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

Grantor (2 of 2)

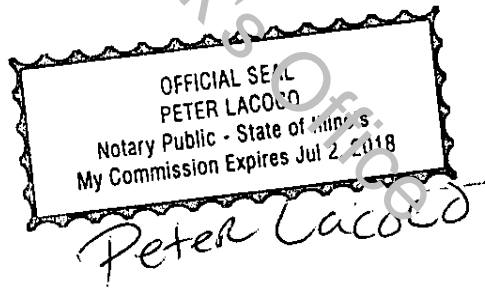
By: Roxanne Nava Hernandez
ROXANNE NAVA-HERNANDEZ

STATE OF IL)
) ss.
COUNTY OF Cook)

I, Peter Laco, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **ROXANNE NAVA-HERNANDEZ**, 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 27th day of March 20 17.

Peter Laco
Notary Public
My commission expires:



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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:

Parcel 1:

Unit 8 together with its undivided percentage interest in the common elements in North Corners Condominium as delineated and defined in the Declaration of Condominium recorded as Document 08166519 and amended from time to time in the West part of the West 1/2 of Southwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to use Storage Space S-8, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 08166519.

Being the same property conveyed from LOURDES LOERA, a single woman, and PATRICIA LOERA, a single woman to MICHAELANGELO HERNANDEZ and ROXANNE NAVA-HERNANDEZ, as joint tenants, dated July 30, 2015, recorded August 10, 2015, as Document No. 1522219235 in Cook County Records.

Assessor's Parcel No: 13-25-325-049-1008

Commonly known as: 2480 N. Albany Avenue, Unit 8, Chicago, IL 60647



•U06295775•

1371 4/26/2017 80706419/1

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STATEMENT BY GRANTOR AND GRANTEE

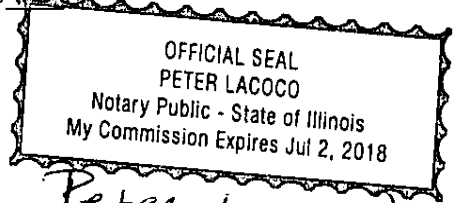
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 3/27/17

Signature: *Yvonne Nava Hernandez*
Grantor or Agent

SUBSCRIBED and SWORN to before me on March 27th, 2017
(Impress Seal Here)

[Signature]
Notary Public



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.

Date: _____

Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to before me on.
(Impress Seal Here)

Notary Public

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 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.]

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 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.

Date: 4/19/17

Signature: *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED and SWORN to before me on April 19, 2017.
(Impress Seal Here)

[Handwritten Signature]
Notary Public



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.

Date: 4/19/17

Signature: *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED and SWORN to before me on.
(Impress Seal Here)

[Handwritten Signature]
Notary Public



Karen A Scott

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 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.]

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

2480 N. Albany Avenue, Unit 8, Chicago, IL
60647

COUNTY OF COOK)

Michaelangelo Hernandez

_____ being duly sworn on oath, states that he resides at _____
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.

Michaelangelo Hernandez

SUBSCRIBED AND SWORN to before me this 19 day of APRIL, 2017.

Scott

Notary Public
My commission expires: 12-18-2017



KAREN N SCOTT