

# UNOFFICIAL COPY

63068978-4037302

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:  
63068978

Mail Tax Statement To:  
Miguel Fernandez &  
Patricia Fernandez  
4639 S. Sacramento Avenue  
Chicago, IL 60632

Tax Parcel ID#  
19-01-329-013-0000

Record 1st  
80731613



Doc# 1715845104 Fee \$46.00

2HSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 04:12 PM PG: 1 OF 5

## QUITCLAIM DEED

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

By: Baltazar Fernandez, date 5-9-17  
BALTAZAR FERNANDEZ

Dated this 9th day of May, 2017. WITNESSETH, that, **BALTAZAR FERNANDEZ**, a married man and **MIGUEL FERNANDEZ**, a married man, 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 into **MIGUEL FERNANDEZ and PATRICIA FERNANDEZ**, Husband and Wife, not as tenants in common, but as joint tenants with right of survivorship, residing at 4639 S. Sacramento Avenue, Chicago, IL 60632, 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 4639 S. Sacramento Avenue, Chicago, IL 60632, 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: 19-01-329-013-0000

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

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

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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**

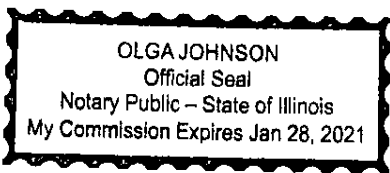
By: Baltazar Fernandez  
BALTAZAR FERNANDEZ

By: Miguel Fernandez  
MIGUEL FERNANDEZ

STATE OF Illinois )  
 )  
COUNTY OF Cook ) ss.

I, Olga Johnson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BALTAZAR FERNANDEZ and MIGUEL FERNANDEZ**, 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 9<sup>th</sup> day of May, 2017.



Olga Johnson  
Notary Public  
My commission expires: 1/28/2021  
Olga Johnson

REAL ESTATE TRANSFER TAX		08-Jun-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
19-01-329-013-0000   20170401645117   0-126-564-800		

REAL ESTATE TRANSFER TAX		08-Jun-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-01-329-013-0000   20170401645117   0-805-074-624		

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

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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 108 in Henry W. Kerns Subdivision of Blocks 5 and the West 1/2 of Block 4 of Hart L. Stewarts Subdivision of the Southwest 1/4 of Section 1, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Being the same property conveyed from BALTAZAR FERNANDEZ, married to ROSALINDA FERNANDEZ to BALTAZAR FERNANDEZ and MIGUEL FERNANDEZ, not in tenancy in common, but in joint tenancy, dated January 26, 2007, recorded January 29, 2007, as Document No. 0702934011 in Cook County Records

Assessor's Parcel No: 19-01-329-013-0000

Commonly known as: 4639 S. Sacramento Avenue, Chicago, IL 60632



+U06326474+ 5  
1371 5/19/2017 80731613/1

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## STATEMENT BY GRANTOR AND GRANTEE

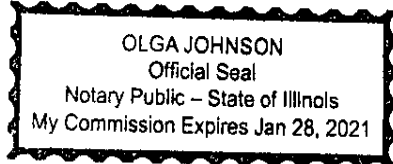
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 5-9-17

Signature: *Margaret Sena* *Battag, Fernando*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on May 9, 2017.  
(Impress Seal Here)

*Olga Johnson*  
Notary Public



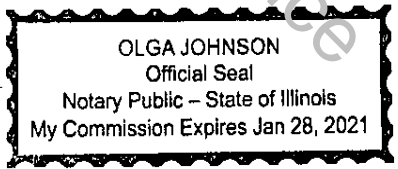
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 05-09-17

Signature: *Margaret Sena* *Battag, Fernando*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on May 9, 2017  
(Impress Seal Here)

*Olga Johnson*  
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.]

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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

SS

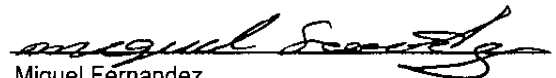
COUNTY OF COOK)

Miguel Fernandez, being duly sworn on oath, states that he resides at 4639 S. Sacramento Avenue, Chicago, IL 60632 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

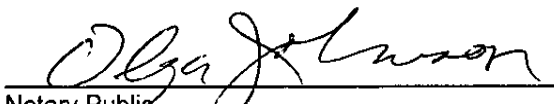
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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.

  
 Miguel Fernandez

SUBSCRIBED AND SWORN to before me this 9<sup>th</sup> day of May, 2017.

  
 Notary Public  
 My commission expires: 1/28/2021

