

# UNOFFICIAL COPY

Doc#: 1715908121 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2017 10:39 AM Pg: 1 of 4

Dec ID 20170501664170  
ST/CO Stamp 1-569-649-088

## QUITCLAIM DEED

**GRANTOR**, BERNARDETA TRUTY, who acquired title as BERNARDETA LIGAS, a single person (herein, "Grantor"), whose address is 8559 Major Avenue, Burbank, IL 60459, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, BERNARDETA TRUTY, a single person (herein, "Grantee"), whose address is 8559 Major Avenue, Burbank, IL 60459, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 8559 Major Avenue  
Burbank, IL 60459

Permanent Index Number: 19-32-411-019-0000  
19-32-411-020-0500

1703066 ELLER  
MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 23 day of MAY, 2017

EXEMPT  
CITY OF BURBANK  
REAL ESTATE TRANSFER TAX

5-24-17 *[Signature]*

### When recorded return to:

BERNARDETA TRUTY  
8559 MAJOR AVENUE  
BURBANK, IL 60459

### Send subsequent tax bills to:

BERNARDETA TRUTY  
8559 MAJOR AVENUE  
BURBANK, IL 60459

### This instrument prepared by:

LEILA L. HALE, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

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GRANTOR



BERNARDETA TRUTY, who acquired  
title as BERNARDETA LIGAS

STATE OF ILLINOIS  
COUNTY OF DUPAGE

This instrument was acknowledged before me on 05/23/2017 by BERNARDETA TRUTY, who acquired title as BERNARDETA LIGAS.

[Affix Notary Seal]

Notary Signature: 

Printed name: PAWEL S NESTOROWICZ

My commission expires: 04/27/2020



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100



Signature of Buyer/Seller/Representative

5-23-2017

Date

Property of Cook County Clerk's Office

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## EXHIBIT A

[Legal Description]

LOT 19 AND 20 IN BLOCK 1 IN HIGHLAND SUBDIVISION, BEING A SUBDIVISION OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 title to real estate under the laws of the State of Illinois.

Dated: 5-23-2017

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said BERNARDETA TRUTY this 23 day of MAY, 20 17.

Notary Public [Handwritten Signature]



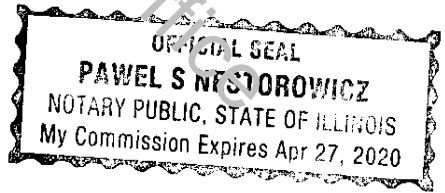
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to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

Dated: 5-23-2017

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said BERNARDETA TRUTY this 23 day of MAY, 20 17.

Notary Public [Handwritten 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)