

# UNOFFICIAL COPY



## QUIT CLAIM DEED Joint Tenancy Illinois Statutory

Doc# 1718406096 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2017 10:53 AM PG: 1 OF 5

### MAIL TO:

Daniel Fernandez and  
Cheryl Santee  
3916 W. 65<sup>th</sup> Pl  
Chicago, IL 60629

### NAME & ADDRESS OF TAXPAYER:

Daniel Fernandez and  
Cheryl Santee  
3916 W. 65<sup>th</sup> Pl  
Chicago, IL 60629

THE GRANTORS Adrian Fernandez, a single person, of 3916 W. 65<sup>th</sup> Pl., in the City of Chicago, County of Cook, State of Illinois, and Daniel Fernandez, a single person, of 3916 W. 65<sup>th</sup> Pl., in the City of Chicago, County of Cook, State of Illinois, and Javier Fernandez, a single person of 3003 S. Avers, in the City of Chicago, County of Cook, State of Illinois and Raul Fernandez, Jr., a single person, of 3003 S. Avers, in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Daniel Fernandez, a single person, of 3916 W. 65<sup>th</sup> Pl., in the City of Chicago, State of Illinois and Cheryl Santee, a single person, of 3916 W. 65<sup>th</sup> Pl., in the City of Chicago, State of Illinois, GRANTEES, not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

The East 32 Feet of the West 70.72 Feet of the South 1/2 of Lot 2 in Block 4 in Mandell's Subdivision of the North 1/2 of the County 1/2 of the North West 1/4 of Section 23, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Index Number: 19-23-116-050-0000

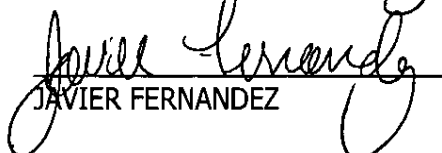
Property Address: 3916 W. 65<sup>th</sup> Pl., Chicago, Illinois 60629


1780857 1/2  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

DATED this 16 day of JUNE 2017.

 (SEAL)  
ADRIAN FERNANDEZ

 (SEAL)  
DANIEL FERNANDEZ

 (SEAL)  
JAVIER FERNANDEZ

 (SEAL)  
RAUL FERNANDEZ JR.

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STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF COOK            )

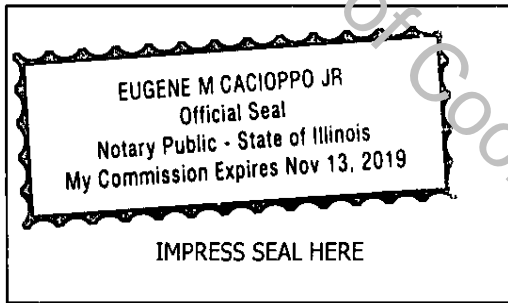
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Adrian Fernandez, Daniel Fernandez, Javier Fernandez and Raul Fernandez Jr., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 and notarial seal, this 16 day of June, 2017.

*Eugene M. Cacioppo Jr.*

Notary Public

My commission expires on 11-13, 2019.



### ILLINOIS TRANSFER STAMP

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW

35 ILCS 200/31-45, SUB PAR. E AND COOK


COUNTY ORD. 91-0-27 PAR. 4



DATE: 6-16-17

*Adrian Fernandez*  
ADRIAN FERNANDEZ

NAME AND ADDRESS OF PREPARER:  
WILLIAM A. HELLYER, LTD.  
444 N. IL ROUTE 31, SUITE 100  
CRYSTAL LAKE, IL 60012

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		27-Jun-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		28-Jun-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-23-116-050-0000 | 20170601678704 | 0-843-010-496

19-23-116-050-0000 | 20170601678704 | 1-964-005-824

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

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms, to the best of his knowledge, the name of the Grantor shown on the Deed 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, 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:

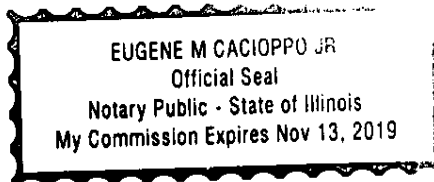
Dated: 6-16-2017

Signature: *Adrian Fernandez*  
ADRIAN FERNANDEZ

Subscribed and sworn to before me  
this 16 day of July, 2017.

*Eugene M Cacioppo Jr*

Notary Public



The Grantor or his agent affirms, to the best of his knowledge, the name of the Grantor shown on the Deed 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, 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:

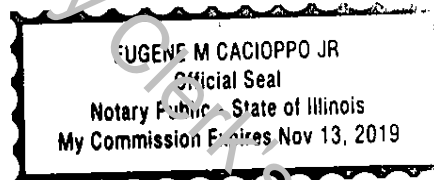
Dated: 6.16.17

Signature: *Daniel Fernandez*  
DANIEL FERNANDEZ

Subscribed and sworn to before me  
this 16 day of June, 2017.

*Eugene M Cacioppo Jr*

Notary Public



The Grantor or his agent affirms, to the best of his knowledge, the name of the Grantor shown on the Deed 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, 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:

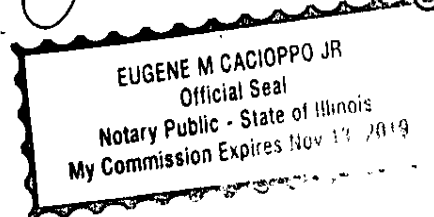
Dated: 6-16-2017

Signature: *Javier Fernandez*  
JAVIER FERNANDEZ

Subscribed and sworn to before me  
this 16 day of June, 2017.

*Eugene M Cacioppo Jr*

Notary Public



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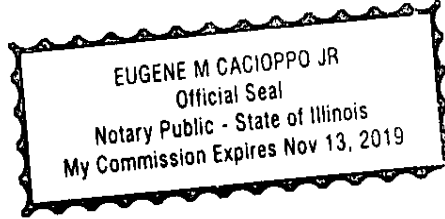
The Grantor or his agent affirms, to the best of his knowledge, the name of the Grantor shown on the Deed is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois:

Dated: 6-16-2017

Signature: *Raul Fernandez Jr*  
RAUL FERNANDEZ JR.

Subscribed and sworn to before me  
this 16 day of JUNE, 2017.

*Eugene M Cacioppo Jr*  
Notary Public



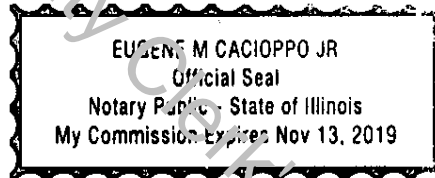
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and 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: 6-16-17

Signature: *Daniel Fernandez*  
DANIEL FERNANDEZ

Subscribed and sworn to before me  
this 16 day of JUNE, 2017.

*Eugene M Cacioppo Jr*  
Notary Public



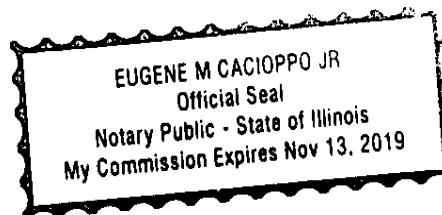
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and 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: 6-16-17

Signature: *Cheryl Santee*  
CHERYL SANTEE

Subscribed and sworn to before me  
this 16 day of JUNE, 2017.

*Eugene M Cacioppo Jr*  
Notary Public



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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 Tax Act.)

Property of Cook County Clerk's Office