

# UNOFFICIAL COPY

Doc#: 1719455022 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/13/2017 01:15 PM Pg: 1 of 4

**Return To**  
Victor S. Barradas, Minerva  
Sanchez & Miriam Barradas  
4243 N Spaulding Avenue  
Chicago, IL 60618

Dec ID 20170701688371  
ST/CO Stamp 0-174-773-696  
City Stamp 0-136-529-344

**This Instrument Prepared by:**  
Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**  
Victor S. Barradas, Minerva  
Sanchez & Miriam Barradas  
4243 N Spaulding Avenue  
Chicago, IL 60618

This space for recording information only

Order #: CH17012545

## QUITCLAIM DEED

Tax Exempt under F

Victor S. Barradas  
VICTOR S. BARRADAS

07/3/17  
Date

### GRANTORS,

VICTOR S. BARRADAS, f/k/a VICTOR B. SANCHEZ and MINERVA SANCHEZ, his wife,  
as joint tenants  
4243 N Spaulding Avenue  
Chicago, IL 60618

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable  
consideration in hand paid, CONVEY AND WARRANT to

### GRANTEES,

VICTOR S. BARRADAS and MINERVA SANCHEZ, husband and wife, and MIRIAM  
BARRADAS, an unmarried woman, as joint tenants  
4243 N Spaulding Avenue  
Chicago, IL 60618

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 13-14-414-005-0000

Property Address: 4243 N Spaulding Avenue, Chicago, IL 60618

Preparer has examined no underlying title documentation regarding this deed

FIDELITY NATIONAL TITLE

CH17012545

# UNOFFICIAL COPY

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Victor S. Barradas - f/k/a Victor B. Sanchez  
VICTOR S. BARRADAS, f/k/a  
VICTOR B. SANCHEZ

7/3/17  
Date

Minerva Sanchez  
MINERVA SANCHEZ

7/3/17  
Date

State of Illinois

County of COOK

REAL ESTATE TRANSFER TAX

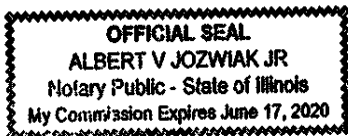
12-Jul-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

13-14-414-005-0000 | 20170701688371 | 0-174-773-696

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 3<sup>rd</sup> day of JULY, 2017 by VICTOR S. BARRADAS, f/k/a VICTOR B. SANCHEZ and MINERVA SANCHEZ, who is personally known to me or and who signed this instrument willingly.



[Signature]  
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX

12-Jul-2017



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

13-14-414-005-0000 | 20170701688371 | 0-136-529-344

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

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## EXHIBIT "A"

LOT 35 IN BLOCK 80 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 13-14-414-005-0000

Property of Cook County Clerk's Office

# 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 assignment of beneficial interest in land trust is either a. natural person, and 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.

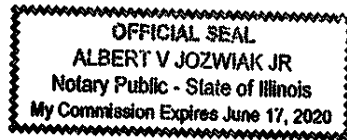
Dated JULY 3RD, 20 17 Signature:

Albert V. Jozwiak

Grantor or Agent

Subscribed and sworn to before

Me by the said PERSON  
this 3RD day of JULY  
2017.



NOTARY PUBLIC

[Signature]

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 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.

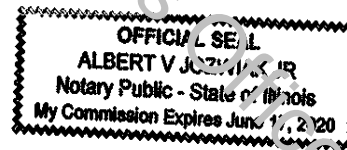
Date JULY 3RD, 20 17 Signature:

Albert V. Jozwiak

Grantee or Agent

Subscribed and sworn to before

Me by the said PERSON  
This 3RD day of JULY,  
2017.



NOTARY PUBLIC

[Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)