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QUIT CLAIM DEED Statutory (Illinois)

Mail To:

Estela R. Unzueta
Unzueta Law Group, P.C.
115 West Main Street
Bensenville, IL 60106

Name & Address of Taxpayers:

Octaviano Garcia
10128 Belden Avenue
Melrose Park, Illinois 60164



Doc# 1721249122 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/31/2017 11:40 AM PG: 1 OF 3

Grantor, **CELSO GARCIA**, married to **TERESA GARCIA**, of the Village of Melrose Park, County of Cook, 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 Grantees, **CELSO GARCIA Sr**, married man and **OCTAVIANO GARCIA**, a single man, of 10128 Belden Avenue, Village of Melrose Park, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN BLOCK 4 IN J.R. WILLEN'S SUBDIVISION, A SUBDIVISION IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 39 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 as or tenants in common, or as tenants by the entirety, but as joint tenants forever.

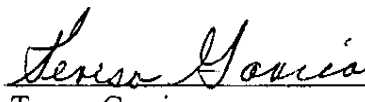
Permanent Index Number: 15-05-103-054-0000

Address of Real Estate: 1530 North Caryl Avenue, Melrose Park, Illinois 60160

This conveyance is exempt under the provisions of Paragraph (e) Section 31-45, Property Tax Code.

Dated this 20th day of July, 2017.


Celso Garcia


Teresa Garcia



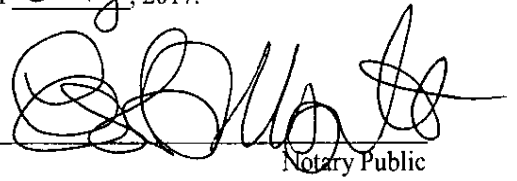
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STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

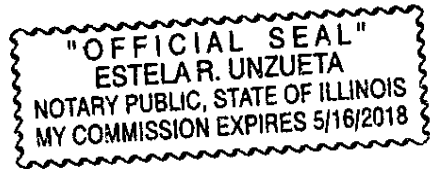
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **CELSO GARCIA**, personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 20 day of July, 2017.

My Commission expires 5-16-2018



Notary Public

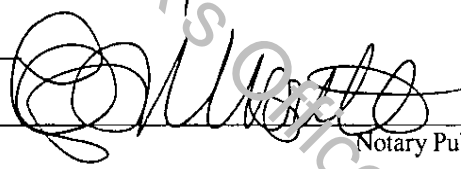


STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **TERESA GARCIA**, personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 20 day of July, 2017.

My Commission expires 5-16-2018



Notary Public



This document prepared by:
Estela R. Unzueta
Unzueta Law Group, P.C.
115 West Main Street
Bensenville, IL 60106

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: July 20, 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

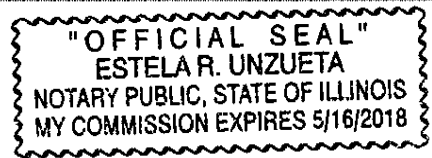
Subscribed and sworn to before me, Name of Notary Public: Estela R. Unzueta

By the said (Name of Grantor): Celso Garcia

On this date of: July 20, 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: July 20, 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

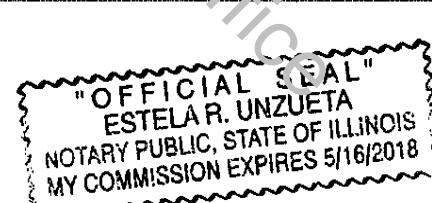
Subscribed and sworn to before me, Name of Notary Public: Estela R. Unzueta

By the said (Name of Grantee): Octaviano Garcia

On this date of: July 20, 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)