

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

UNOFFICIAL COPY



\*17290150280\*

Doc# 1729015028 Fee \$52.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2017 10:00 AM PG: 1 OF 7

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:  
63465789-4161127

Mail Tax Statements To:  
Reymundo Rivera and  
Celia C. Rivera  
139 Glendale Road  
Buffalo Grove, IL 60089

Tax Parcel ID#  
03-04-110-009

Record 1st  
80841173

Property of Cook County

QUITCLAIM DEED

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

By: [Signature], date 8/31/17  
REYMUNDO RIVERA

Dated this 31<sup>st</sup> day of August, 2017. WITNESSETH, that, REYMUNDO RIVERA, who erroneously acquired title as REMUNDO RIVERA, and CELIA C. RIVERA, husband and wife, and LORENZO A. MAJERA, an unmarried person, 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 unto REYMUNDO RIVERA and CELIA C. RIVERA, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, residing at 139 Glendale Road, Buffalo Grove, IL 60089, 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 139 Glendale Road, Buffalo Grove, IL 60089, 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: 03-04-110-009

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

S Y  
P 766  
S N  
M N  
SC Y  
E Y  
INT DAC

# UNOFFICIAL COPY

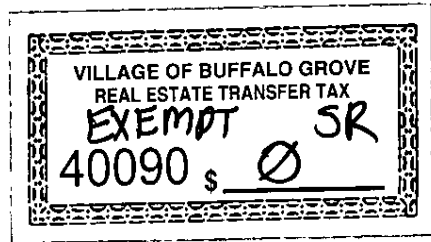
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantors (1 and 2 of 3)

By: *Reymundo Rivera*  
REYMUNDO RIVERA

By: *Celia C. Rivera*  
CELIA C. RIVERA



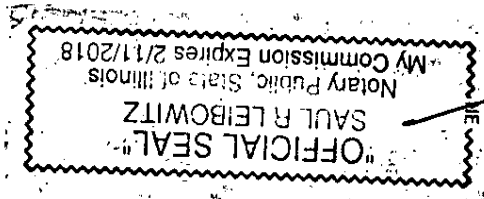
STATE OF Illinois

COUNTY OF Cook

ss.

I, *Saul R. Leibowitz*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that REYMUNDO RIVERA and CELIA C. RIVERA, 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 31<sup>st</sup> day of August 2017.



*Saul R. Leibowitz*  
Notary Public  
My commission expires: 02/11/18

# UNOFFICIAL COPY

Attached to and becoming a part of Deed between REYMUNDO RIVERA and CELIA C. RIVERA, husband and wife, and LORENZO A. NAJERA, an unmarried person, as Grantor(s), and REYMUNDO RIVERA and CELIA C. RIVERA, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, as Grantee(s).

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor (3 of 3)

By: *Lorenzo A. Najera*  
LORENZO A. NAJERA

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Saul R. Leibowitz, a Notary Public in and for said County and State aforesaid. DO HEREBY CERTIFY that LORENZO A. NAJERA, 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 31<sup>st</sup> day of August 2017.



*Saul R. Leibowitz*  
Notary Public  
My commission expires: 02/11/2018

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 228 in Buffalo Grove Unit Number 3, being a subdivision in the Northwest 1/4 of Section 4, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded October 31, 1958 as Document No. 17364385 in Book 533, Page 13, by the Recorder of Deeds in Cook County, Illinois.

Being the same property conveyed from STEPHEN J. FULMER and DIANE C. FULMER (f/k/a DIANE C. GOERKE), husband and wife, to REMUNDO RIVERA and CELIA C. RIVERA, husband and wife, and LORENZO A. NAJERA, an unmarried person, not in tenancy in common, but in joint tenancy, dated December 5, 2001, recorded December 27, 2001, as Document No. 0011231209 in Cook County Records.

Assessor's Parcel No: 03-04-110-009

Commonly known as: 139 Glendale Road, Buffalo Grove, IL 60089



\*U06453027\*

1371 9/7/2017 80841173/1

# UNOFFICIAL COPY

## 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: 8 | 17 | 2017

SIGNATURE: *Reymundo Rivera*  
GRANTOR or AGENT

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

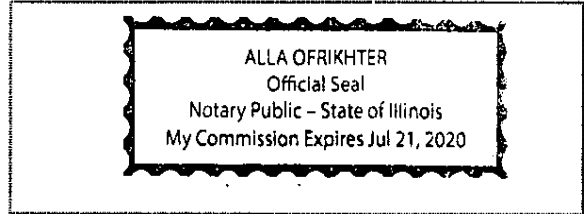
Subscribed and sworn to before me, Name of Notary Public: Alla Ofrikhter

By the said (Name of Grantor): Reymundo Rivera

On this date of: 8 | 17 | 2017

NOTARY SIGNATURE: *Alla Ofrikhter*

#### 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: 8 | 17 | 2017

SIGNATURE: *Reymundo Rivera*  
GRANTEE or AGENT

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

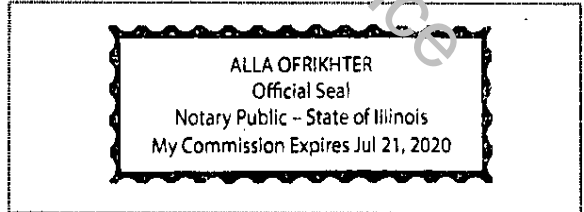
Subscribed and sworn to before me, Name of Notary Public: Alla Ofrikhter

By the said (Name of Grantee): Reymundo Rivera

On this date of: 8 | 17 | 2017

NOTARY SIGNATURE: *Alla Ofrikhter*

#### 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)**)

# UNOFFICIAL COPY

## 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: 8 | 17 | 2017

SIGNATURE: Celia C Rivera  
GRANTOR or AGENT

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

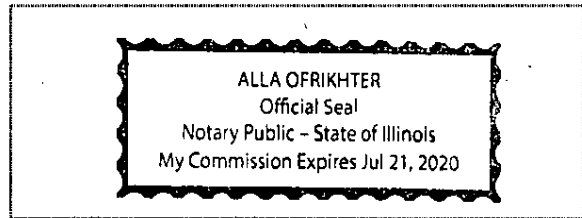
Subscribed and sworn to before me, Name of Notary Public: Alla Ofrikhter

By the said (Name of Grantor): Celia C Rivera

On this date of: 8 | 17 | 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: 8 | 17 | 2017

SIGNATURE: Celia C Rivera  
GRANTEE or AGENT

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

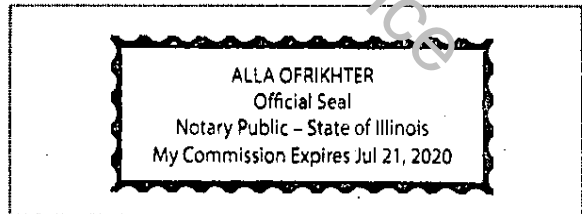
Subscribed and sworn to before me, Name of Notary Public: Alla Ofrikhter

By the said (Name of Grantee): Celia C Rivera

On this date of: 8 | 17 | 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)**)

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## AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Reymundo Rivera, being duly sworn on oath, states that he resides at 139 Glendale Rd, Buffalo Grove, IL 60089 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

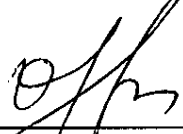
- ✓ 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
- 3. The division is of lots or blocks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

  
 Reymundo Rivera

SUBSCRIBED AND SWORN to before me this 17 day of Aug, 2017.

  
 Notary Public  
 My commission expires: 7/21/20

