



Doc# 1729029032 Fee \$44.00

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

HFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2017 10:45 AM PG: 1 OF 4

This Instrument Prepared by:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

~~Return To~~ After Recording:  
Chris Guzman, Jr. and Vivian J. Guzman  
2438 W Addison  
Chicago, IL 60618  
Reference Number: IL423460

*Return to:*  
Vantage Point Title, Inc.  
25400 US 19 North, Suite 135  
Clearwater, FL 33763

Mail Tax Statements To:  
Chris Guzman, Jr. and Vivian J. Guzman  
2438 W Addison  
Chicago, IL 60618

Property Tax ID#: 13-24-209-035-0000

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code

[By: Chris Guzman and Vivian J. Guzman]  
Chris Guzman and Vivian J. Guzman


Dated this 26<sup>th</sup> day of August, 2017, WITNESSETH,  
that said GRANTOR, **CHRIS GUZMAN, JR., A MARRIED MAN, AND MARIA S. GUZMAN, A SINGLE WOMAN**, whose post office address is 2438 W Addison, Chicago, IL 60618, 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 **CHRIS GUZMAN, JR. AND VIVIAN J. GUZMAN, HUSBAND AND WIFE**, whose post office address is 2438 W Addison, Chicago, IL 60618, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 2438 W Addison, Chicago, IL 60618, and legally described as follows, to wit:



SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Being all of the same Property conveyed to Grantor by virtue of a Quit Claim Deed recorded August 20, 1992 among the Official Property Records of Cook County, Illinois as Instrument 92-618371.

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

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

REAL ESTATE TRANSFER TAX		17-Oct-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		17-Oct-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-24-208-035-0000 | 20171001638907 | 1-661-820-864

13-24-208-035-0000 | 20171001638907 | 1-796-038-592

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



*Box*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 20th day of August, 2017.

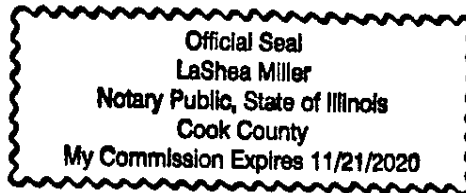
Chris Guzman, Jr.  
Chris Guzman, Jr

Maria S. Guzman  
Maria S. Guzman

STATE OF Illinois  
COUNTY OF COOK

This instrument was acknowledged before me on 8/26/2017 by Chris Guzman, Jr and Maria S. Guzman.

LaShea Miller  
Notary Public  
Printed Name: LaShea Miller  
My Commission expires 11/21/2020



MUNICIPAL TRANSFER STAMP (if Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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 Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

# UNOFFICIAL COPY

**Exhibit "A"**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK  
IN THE STATE OF ILLINOIS, TO WIT:

LOT 40 IN WILLIAM ZELOSKY'S SUBDIVISION OF THE NORTH 1/2 AND THE WEST 1/2  
OF THE SOUTH 1/2 OF BLOCK 20 IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4  
OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2438 ADDISON, Chicago, IL 60618

Parcel ID: 3-24-208-035-0000

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

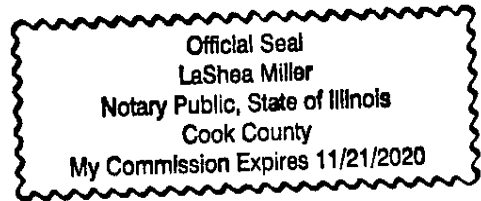
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 August 26, 20 17

Signature: [Handwritten Signature]  
Grantor, or Agent

Subscribed and sworn to before me

By the said grantor  
This 26th day of August, 20 17



LaShea Miller  
Notary Public  
My commission expires: 11/21/2017

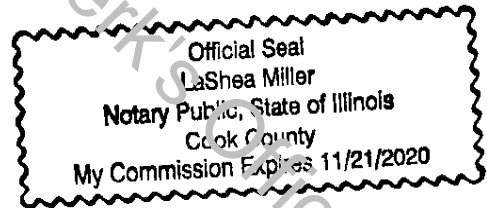
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 August 26, 20 17

Signature: [Handwritten Signature]  
Grantee, or Agent

Subscribed and sworn to before me

By the said grantee  
This 26th day of August, 20 17



LaShea Miller  
Notary Public  
My commission expires: 11/21/2020

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)