

QUIT CLAIM DEED



Doc# 1730606027 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2017 11:03 AM PG: 1 OF 3

THE GRANTOR, *Nicole Dawson*, an unmarried woman, of 8700 West Fullerton Avenue, Unit 2S, River Grove, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS and QUIT CLAIMS to *Jonathan Feliciano* of 2251 Emerson Avenue, Melrose Park, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO ILCS 200/31-45(E) (THE ILLINOIS REAL ESTATE TRANSFER TAX LAW)

DATED: October 16, 2017

N. Dawson
SELLER/TRANSFEROR/REPRESENTATIVE

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 and not in joint tenancy, but in tenancy by the entirety forever.

Address of Real Estate: 2251 Emerson Avenue, Melrose Park, Illinois 60164 *Unincorporated*

Permanent Real Estate Index Number: 12-33-211-002-0000

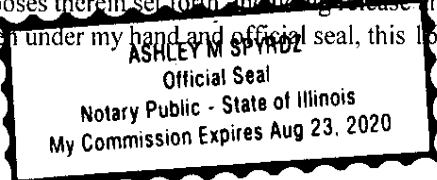
DATED this 16th day of October, 2017

N. Dawson
NICOLE DAWSON

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Nicole Dawson*, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of October, 2017.



Ashley Spyrduz
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois; (773) 467-0800*

AFTER RECORDING, MAIL TO:
Guzaldo Law Offices
6650 North Northwest Highway, Suite 300
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:
Jonathan Feliciano
2251 Emerson Avenue
Melrose Park, Illinois 60164

Bm

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 19 IN BLOCK 10 IN SECOND ADDITION TO LEYDEN GARDENS, BEING A SUBDIVISION OF THE EAST 2/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE WEST 2/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4) IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 2251 Emerson Avenue, Melrose Park, Illinois 60164

Permanent Real Estate Index Number: 12-33-211-002-0000

Property of Cook County Clerk's Office

Quit Claim Deed

INDIVIDUAL TO INDIVIDUAL

2251 Emerson Avenue
Melrose Park, Illinois 60164

Nicole Dawson

to

Jonathan Feliciano

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 16, 2017

Signature: N. Dawson
Nicole Dawson

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

Ashley Spyrdz
Notary Public



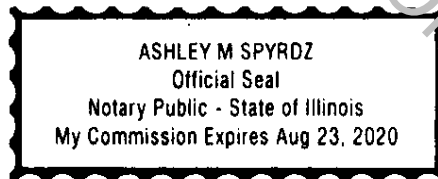
The grantee or the grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 16, , 2017

Signature: J. Ferricano
Jonathan Ferricano

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

Ashley Spyrdz
Notary Public



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.)