

# UNOFFICIAL COPY

~~After Recording Return to:~~

First American Mortgage Solutions  
Attn: Recording Team  
1500 Solana Blvd. Bldg. 6, Ste. 6200  
Westlake, TX 76262

**Instrument Prepared by:**

Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

**Mail Tax Statements To:**

Carmelo Rodriguez  
3623 North Troy Street  
Chicago, IL 60618

Ref.# 52596689LA

**Tax Parcel ID#**

13-24-125-013-0000

AFTER RECORDING RETURN TO:

SYNRGO, INC  
590 W LAMBERT RD.  
BREA, CA 92821

## QUITCLAIM DEED

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

By: *Carmelo Rodriguez*, date 5/15/17  
CARMELO RODRIGUEZ

Dated this 15 day of May, 2017. WITNESSETH, that, **CARMELO RODRIGUEZ**, an unmarried man, and **MARIA RODRIGUEZ**, an unmarried woman, 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 **CARMELO RODRIGUEZ**, an unmarried man, and **MARIA RODRIGUEZ**, an unmarried woman, not as tenants in common, but as joint tenants, residing at 3623 North Troy Street, Chicago, IL 60618, 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 3623 North Troy Street, Chicago, IL 60618, 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: 13-24-125-013-0000

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

*Ru 5 pages*



\*1734634058\*

Doc# 1734634058 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2017 02:19 PM PG: 1 OF 5

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Transfer per Martial Separation Agreement filed December 18, 1997, as part of the Judgment of Dissolution of Marriage filed December 18, 1997, in Cook County, Illinois, Case No. 95-D-03193.

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.

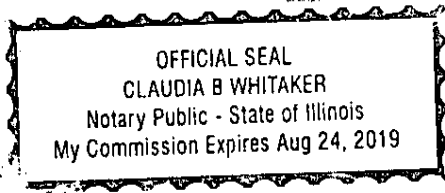
IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: *Carmelo Rodriguez*  
CARMELO RODRIGUEZ


STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, *Claudia B. Whitaker*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that CARMELO RODRIGUEZ, 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 15<sup>th</sup> day of May 2017.





*Claudia B. Whitaker*  
Notary Public  
My commission expires: 8/24/2019

REAL ESTATE TRANSFER TAX		12-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-24-125-013-0000 | 20171201667063 | 0-301-401-120

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

REAL ESTATE TRANSFER TAX		12-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-24-125-013-0000 | 20171201667063 | 1-356-034-080

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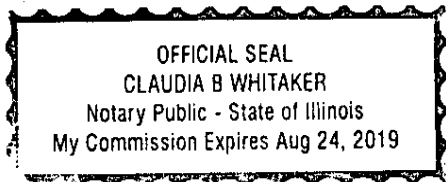
IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: *Maria Rodriguez*  
MARIA RODRIGUEZ

STATE OF ILLINOIS )  
COUNTY OF *Cook* ) ss.

I, *Claudia B. Whitaker*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARIA RODRIGUEZ**, 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 *15<sup>th</sup>* day of *May* 20 *17*.



*Claudia B. Whitaker*  
Notary Public  
My commission expires: *8/24/2019*

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## EXHIBIT A LEGAL DESCRIPTION

The following described real estate, to-wit:

Lot 50 in Joseph Hopps Subdivision of parts of Blocks 5, 6, 7, and 8 in the subdivision of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to covenants, conditions, restrictions and easements of record, if any.

Being the same property conveyed to CARMELO RODRIGUEZ and MARIA RODRIGUEZ, his wife, not in tenancy in common, but in joint tenancy, by deed from ROMULO RON and BRIGIDA RON, his wife, dated April 5, 1990, and recorded April 16, 1990, as Document Number 90169070, in the Cook County Recorder's Office, State of Illinois.

Parcel ID: 13-24-125-013-0000

Commonly known as: 3623 North Troy Street, Chicago, IL 60618

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## STATEMENT BY GRANTOR AND GRANTEE

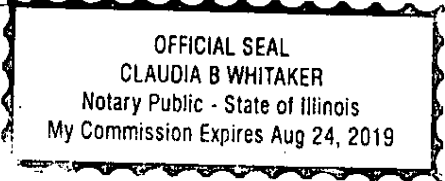
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 5/15/17

Signature: *[Handwritten Signature]*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 05-15, 2017  
(Impress Seal Here)

*[Handwritten Signature]*  
Notary Public



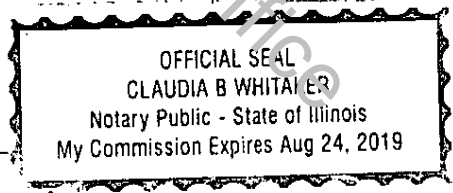
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 5-15-17

Signature: *[Handwritten Signature]*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on.  
(Impress Seal Here)

*[Handwritten Signature]*  
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 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 Act.]