

1 of 2

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Doc# 1735619033 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2017 10:56 AM PG: 1 OF 7

Commitment Number: OS3300-17032505

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

**Title365
345 Rouser Road Bldg. 5
Coraopolis, PA 15108**

Mail Tax Statements To: **J. Trinidad and Ruth Torres, as joint tenants: 4634 S Sawyer Avenue, Chicago, IL 60632**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19-02-429-033-0000**

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

J. Trinidad Torres and Michael Lopez Andrade Jr. hereinafter grantors, whose tax-mailing address is **4634 S Sawyer Avenue, Chicago, IL 60632**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **J. Trinidad Torres and Ruth Torres as joint tenants**, hereinafter grantee, whose tax mailing address is **4634 S Sawyer Avenue, Chicago, IL 60632**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows: Lot 50 (except the North 6 feet) and Lot 51 (except the South 13 feet) in Bowle's Subdivision of Lot 9 in McCaffery and Murphy's Subdivision of the East half of the Southeast Quarter of Section 2, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Being the same property conveyed from C and B Property Services, Inc., a duly licensed Illinois Corporation to **J. Trinidad**

REAL ESTATE TRANSFER TAX 22-Dec-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

19-02-429-033-0000 | 20171201673538 | 1-569-383-456

REAL ESTATE TRANSFER TAX

22-Dec-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

19-02-429-033-0000 | 20171201673538 | 1-817-224-224

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

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**Torres and Michael Lopez Andrade Jr., not as tenants by the entirety, not as tenants in common, but as joint tenants by deed dated January 27, 2012 and recorded February 10, 2012 in Instrument Number 1204104174, of official records. APN: 19-02-429-033-0000
Property Address is: 4634 S Sawyer Avenue, Chicago, IL 60632**

Prior instrument reference: **1204104174**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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Executed by the undersigned on Nov 28, 2017:

J. Trinidad Torres
J. Trinidad Torres

STATE OF IL
COUNTY OF DePue

The foregoing instrument was acknowledged before me on Nov 28, 2017 by **J. Trinidad Torres** who are personally known to me or have produced ID ILLINOIS as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Victor M. Vazquez
Notary Public



COOK COUNTY
RECORDER OF DEEDS

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Executed by the undersigned on November 20, 2017:

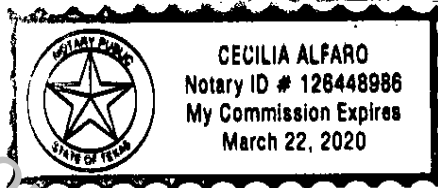


Michael Lopez Andrade Jr.

STATE OF Texas
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me on November 20, 2017 by Michael Lopez Andrade Jr. who are personally known to me or have produced Texas Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public



COOK COUNTY
RECORDER OF DEEDS

PROPERTY of Cook County Clerk's Office

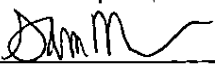
UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 12/14/2017


Buyer, Seller or Representative

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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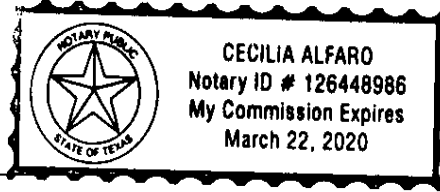
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 November 20, 2017

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Michael Lopez Andrade Jr.
this 20 day of November,
2017.



NOTARY PUBLIC Cecilia Alfaro

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 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.

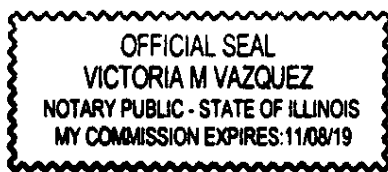
Date 11-28, 2017

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said [Signature]
This 28 day of November,
2017.

NOTARY PUBLIC Victoria M. Vazquez

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)



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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ PA } ss.

County of Allegheny

Jon Messer Smith, being duly sworn on oath, states that grantor/grantee resides at 4034 S Sawyer Ave, Chicago, IL 60632. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 14 day of Dec, 2017.

[Signature]

