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Doc#: 1800246053 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/02/2018 09:12 AM Pg: 1 of 4
Dec ID 20171101654819

Commitment Number: 427427

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:
TranStar National Title
Plano Corporate Center
2301 W. Plano Parkway, Ste. 105
Plano, Texas 75075

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX
David Zepeda
12-18-17

Mail Tax Statements To: David Zepeda and Guadalupe Zepeda: 7805 Oak Park Ave.,
Burbank, IL 60459

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19-30-415-017-0000

QUITCLAIM DEED

Exempt: 35 ILCS 200/31-45 (e): Actual Consideration Less Than \$100

David Zepeda and Guadalupe Zepeda, husband and wife, and Jose Zepeda, unmarried, hereinafter grantors, of Cook County, Illinois, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to David Zepeda and Guadalupe Zepeda, husband and wife for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 7805 Oak Park Ave., Burbank, IL 60459, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain parcel of land situate in the City of Burbank, County of Cook and State of Illinois bounded and described as follows: LOT 66 (EXCEPT THE EAST 1/2) OF F.H. BARTLETT'S OAK PARK AVENUE FARMS IN THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 107 FEET) OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE

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PLAT-THEREOF RECORDED APRIL 13, 1944 AS DOCUMENT 13263357, IN COOK COUNTY, ILLINOIS. Tax id#: 19-30-415-017-0000
Property Address is: 7805 Oak Park Ave., Burbank, IL 60459

Prior instrument reference: 0935505027

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 grantees forever.

Executed by the undersigned on 11-7, 2017:

David Zepeda
David Zepeda

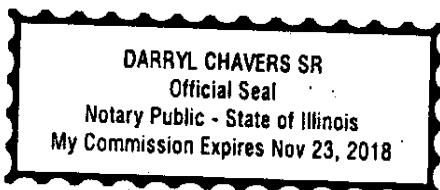
Guadalupe Zepeda
Guadalupe Zepeda

Jose Zepeda
Jose Zepeda

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 11-7, 2017 by David Zepeda, Guadalupe Zepeda and Jose Zepeda who are personally known to me or have produced Driver's 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.

Darryl Chavers SR
Notary Public



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 11/15/2017

Ashley R. [Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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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 11-07, 2017

[Signature] [Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said DAVID Zepeda Guadalupe Zepeda Jose Zepeda
this 7th day of November, 2017 Dis



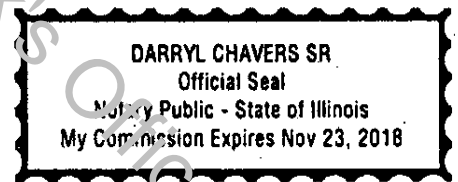
NOTARY PUBLIC [Signature]

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 11-07, 2017

[Signature] [Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said DAVID Zepeda Guadalupe Zepeda
This 7th day of November, 2017 Dis



NOTARY PUBLIC [Signature]

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.)