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Doc#: 1803749138 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/06/2018 01:43 PM Pg: 1 of 4

Dec ID 20180201696239
ST/CO Stamp 1-109-563-936

QUITCLAIM DEED 17092441/AS

GRANTOR, MAYRA LOPEZ, an unmarried woman (herein, "Grantor"), whose address is 6822 30TH ST., BERWYN, IL 60402, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, MAYRA LOPEZ, an unmarried woman, and CARLOS MENDOZA, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 6822 30TH ST., BERWYN, IL 60402, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 6822 30TH ST., BERWYN, IL 60402

Permanent Index Number: 16-30-327-011-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 3 day of Jan, 2018.

When recorded return to:

CALEB ADREANI
RAVENSWOOD TITLE COMPANY,
LLC
319 W. ONTARIO STREET
SUITE 200
CHICAGO, IL 60654

Send subsequent tax bills to:

MAYRA LOPEZ
CARLOS MENDOZA
6822 30TH ST.
BERWYN, IL 60402

This instrument prepared by:

LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC 888.06 AS A REAL ESTATE
TRANSACTION
DATE 1-3-18 TELLER ap

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GRANTOR

Mayra Lopez
MAYRA LOPEZ

STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on 1/24/18, by MAYRA LOPEZ.

[Affix Notary Seal]

Notary Signature: Maria E. Guerrero

Printed name: Maria E. Guerrero

My commission expires: 5/28/18



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Mayra Lopez
Signature of Buyer/Seller/Representative

1/24/18
Date

County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

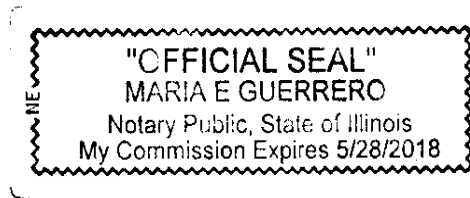
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

Dated 1/24/18

SIGNATURE *Mayra Lopez*
Grantor or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 24 (th) day of January 2018

Notary Public *Maria E. Guerrero*



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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: 1/24/18

SIGNATURE *Carlos Mendez*
Grantee or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 24 (th) day of January 2018

Notary Public *Maria E. Guerrero*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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EXHIBIT A

[Legal Description]

LOT 38 (EXCEPT THE WEST 9 FEET OF LOT 38) AND LOT 39 (EXCEPT THE EAST 14 FEET OF LOT 39), IN BLOCK 3, IN LAWNSDALE MANOR, A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.