

# UNOFFICIAL COPY



Doc# 1805844091 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2018 03:48 PM PG: 1 OF 3

Commitment Number: 17-142403

102

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:

Mail Tax Statements To: **Sandra Guzman, 10957 West Roosevelt Road, Westchester, IL 60154**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
15-20-104-053-0000**

## QUITCLAIM DEED

**Shamkant Shirsat**, who conveys non homestead property, and **Sandra Guzman**, grantee herein, hereinafter grantors, of **Cook County, Illinois**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Sandra Guzman**, hereinafter grantee, whose tax mailing address is **10957 West Roosevelt Road, Westchester, IL 60154**, the following real property:

**Lots 19 and 20 in William Zelosky's High Ridge Park, a subdivision in the Northwest 1/4 of Section 20, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address is: 10957 West Roosevelt Road, Westchester, IL 60154**

Prior instrument reference: \_\_\_\_\_

**TRANSFER STAMP**  
Certification of Compliance

*Village of Westchester, Illinois*

MAF 2-16-18

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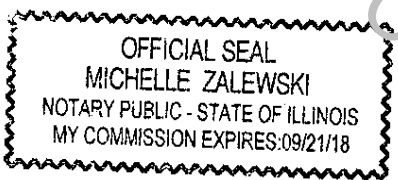
Executed by the undersigned on Feb 16, 2018:

S. S. [Signature]  
**Shamkant Shirsat**

[Signature]  
**Sandra Guzman**

STATE OF IL  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on Feb. 16, 2018 by **Shamkant Shirsat** and **Sandra Guzman** who are personally known to me or have produced DL 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.



[Signature]  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

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

Date: 02-16-18

[Signature]  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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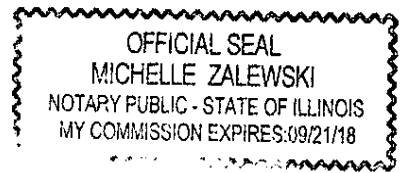
## STATEMENT BY GRANTOR AND GRANTEE

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 Feb. 16, 2018

S. S. [Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this 16 day of February,  
2018.



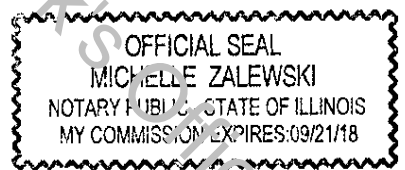
NOTARY PUBLIC [Signature]

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 Feb. 16, 2018

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 16 day of February,  
2018.



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.)