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1 of 1 2018-00879-AC
Quit Claim Deed
ILLINOIS STATUTORY



Doc# 1807249323 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 03:30 PM PG: 1 OF 4

MAIL TO:

Shawn M. Bolger
Attorney at Law
9760 Franklin Avenue
Box 1208
Franklin Park, IL 60131

Grantor's Address
NAME & ADDRESS OF TAX PAYER:

Francisco Diaz
3030 W. Warren Blvd.
Chicago, IL 60612

PREMIER TITLE

THE GRANTOR(S), Julio Diaz, single never married, of the City of Orlando, County of Orange, State of Florida for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid CONVEY(S) to Francisco Diaz, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois:

See the attached exhibit "A"

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

Permanent Real Estate Index Number(s): 12-25-228-011-0000

Address(es) of Real Estate: 2830 N. 73rd Court, Elmwood, IL 60707



Village of Elmwood Park
Transfer Stamp
EXEMPT

313-18
M

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Dated this 7 day of March 2018.

Julio Diaz
Julio Diaz

State of FLORIDA)
) ss.
County of ORANGE)

The undersigned, a notary public in and for the above county and state, certifies that Julio Diaz, known to me to be the same person(s) whose name(s) are subscribed to the foregoing Quit Claim Deed, appeared before me and the additional witness in person and acknowledged signing and delivering the instrument as the free and voluntary act of the grantor, for the uses and purposes therein set forth, and certified to the correctness of the signature(s) of the agent(s).

Dated: 3-7-18

Elizabeth Zapata
Notary Public



PREPARED BY:
Shawn M. Bolger
Attorney at Law
9760 Franklin Avenue
Box 1208
Franklin Park, IL 60131

Exempt Under Provision of
Paragraph E Section 4
Real Estate Transfer Act
Date: 3/12/18
Signature: [Signature]

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT "A"

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

LOT 100 (EXCEPT THE NORTH 33 FEET 4 INCHES AND EXCEPT THE SOUTH 30 FEET THEREOF) IN JOHN J. RUTHERFORD'S SECOND ADDITION TO MONT CLAIRE IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED AS DOCUMENT 5620860 AND PLAT OF DEDICATION RECORDED AUGUST 1, 1946 AS DOCUMENT 13859608 AS DOCUMENT 14011233, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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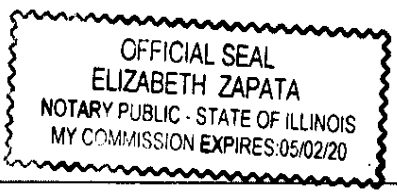
STATEMENT BY GRANTOR AND GRANTEE

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 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 of Illinois.

Dated 03/07/2018 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said _____
dated 3-7-2018

Notary Public [Signature]

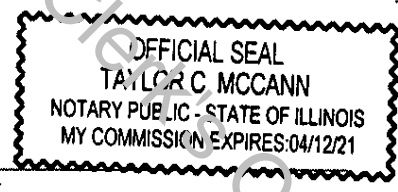


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 3-12-18 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said _____
dated 3/12/2018

Notary Public [Signature]



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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.