

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1280 Energy Lane  
St. Paul, MN 55108

**UNOFFICIAL COPY**



\*18100190600\*

Doc# 1810019060 Fee \$46.00

2HSP FEE:\$9.00 RPRF FEE: \$1.00

4FFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2018 02:39 PM PG: 1 OF 5

**After Recording Return to:**

Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

**Instrument Prepared By:**

Kimberly Vereb, Esq.  
1174 Red Dunes Run  
Avon, IN 46123  
IL Bar ID No. 6244816

**Mail Tax Statements To:**

Cesar Rivera  
3980 8th Avenue, Unit 104  
San Diego, CA 92107

**Tax Parcel ID Number:**

17-20-422-019-0000

**Order Number:**

64116511

*Record 1st  
8/01/2044*

**QUITCLAIM DEED**

*64116511-4472859*  
Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: *CR*, date *3.27.18*  
CESAR RIVERA, Trustee, of the CESAR RIVERA LIVING TRUST dated JUNE 3, 2011 and any amendments thereto

Dated this *3-21-18* day of *3.27.18*, 20 *18*, WITNESSETH, that, CESAR RIVERA, Trustee, of The CESAR RIVERA LIVING TRUST dated June 3, 2011 and any amendments thereto, who acquired title as VERONICA OLMOS, Trustee, of The CESAR RIVERA LIVING TRUST dated June 3, 2011 and any amendments thereto, whose address is 1017 West Cullerton Street, FL 2, Chicago, IL 60608, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto CESAR RIVERA, Trustee, of The CESAR RIVERA LIVING TRUST dated June 3, 2011 and any amendments thereto, whose address is 3980 8th Avenue, Unit 104, San Diego, CA 92103, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 1920 South Morgan Street, Chicago, IL 60608, and legally described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel Number: 17-20-422-019-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CCRD/RENE: *[Signature]*

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

**CESAR RIVERA, Trustee, of The CESAR RIVERA LIVING TRUST**  
dated June 3, 2011 and any amendments thereto

STATE OF Arizona )  
 )  
COUNTY OF Maricopa )

ss.



I, Justin Allen, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **CESAR RIVERA, Trustee, of The CESAR RIVERA LIVING TRUST dated June 3, 2011 and any amendments thereto**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 17<sup>th</sup> day of MARCH 2018.

Notary Public  
My Commission Expires: 9/15/2019

The transfer of title and conveyance herein is hereby accepted by **CESAR RIVERA, Trustee, of The CESAR RIVERA LIVING TRUST dated June 3, 2011 and any amendments thereto**

**CESAR RIVERA, Trustee, of The CESAR RIVERA LIVING TRUST**  
dated June 3, 2011 and any amendments thereto

REAL ESTATE TRANSFER TAX		10-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-20-422-019-0000 | 20180201605599 | 0-411-017-504

REAL ESTATE TRANSFER TAX		10-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-20-422-019-0000 | 20180201605599 | 0-193-338-912

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

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## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

The East 1/2 of Lot 43 in Walker's Subdivision of Block 12 of Walsh and McMullen's Subdivision of the South 1/2 of the Southeast 1/4 of Section 20 Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from CESAR RIVERA, an unmarried male, to VERONICA OLMOS, Trustee, of The CESAR RIVERA LIVING TRUST dated June 3, 2011 and any amendments thereto, by Deed recorded June 28, 2011, as Document No. 1117913047 in Cook County Records.

WHEREAS, The CESAR RIVERA LIVING TRUST dated June 3, 2011 was amended on February 9, 2018, changing the trustee from VERONICA OLMOS to CESAR RIVERA, and the purpose of this deed is to confirm ownership in CESAR RIVERA, Trustee, of The CESAR RIVERA LIVING TRUST dated June 3, 2011 and any amendments thereto.

Property Address: 1920 South Morgan Street, Chicago, IL 60608

Assessor's Parcel No.: 17-20-422-019-0000



+U06649715\*

1371 3/26/2018 81012044/1

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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.

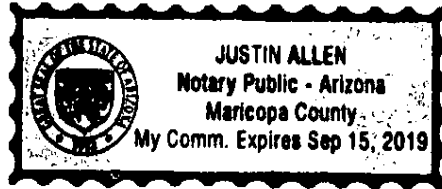
Dated 3-17, 2018

Signature: [Signature]  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said, CESAR RIVERA, this 17<sup>th</sup> day of MARCH, 2018.

Notary Public: [Signature]



The GRANTEE 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.

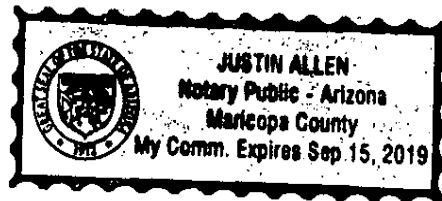
Dated 3-17, 2018

Signature: [Signature]  
Grantee or Agent

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said, CESAR RIVERA, this 17<sup>th</sup> day of MARCH, 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

*Allen*  
STATE OF ~~ILLINOIS~~ *IL*  
*Morgan* SS  
COUNTY OF ~~COOK~~ *IL*

Cesar Rivera, being duly sworn on oath, states that he resides at 1920 South Morgan Street, Chicago, IL 60608 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
- 3. The division is 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 land is between owners of adjoining and contiguous land.
- 5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Cesar Rivera

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of MARCH, 2018.

Notary Public  
My commission expires: 9/15/2019

