

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

**UNOFFICIAL COPY**

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:  
Jimmy Ontaneda &  
Patricia Ontaneda  
3739 West Pratt Avenue  
Lincolnwood, IL 60712

Tax Parcel ID Number:  
10-35-304-035-0000

Order Number:  
64110188

# 4462016  
Record 1st  
81004507



Doc# 1810942131 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2018 03:53 PM PG: 1 OF 7

**QUITCLAIM DEED**

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

By: [Signature], date 3-9-18  
JIMMY ONTANEDA

Dated this 9 day of MARCH, 2018. WITNESSETH, that, **JIMMY ONTANEDA**, a married man, and **GLADIZ REYES**, a married woman, joined by her spouse **ARTURO REYES**, whose address is 3739 West Pratt Avenue, Lincolnwood, IL 60712, 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 **JIMMY ONTANEDA** and **PATRICIA ONTANEDA**, husband and wife, not as tenants in common, but as joint tenants with right of survivorship, whose address is 3739 West Pratt Avenue, Lincolnwood, IL 60712, 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 3739 West Pratt Avenue, Lincolnwood, IL 60712, and legally described as follows, to wit:

The following described property:

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

Assessor's Parcel Number: 10-35-304-035-0000

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

S	Y
P	766
S	N
M	N
SC	Y
E	Y
INT	Y

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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.


Grantor (1 of 3)

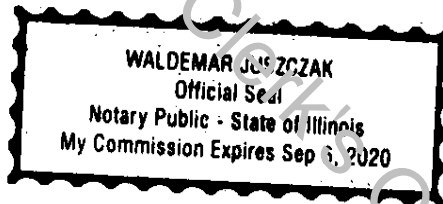
  
JIMMY ONTANEDA

STATE OF IL )  
 )  
COUNTY OF COOK ) ss.

I, WALDEMAR JUSZCZAK, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JIMMY ONTANEDA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 9 day of MARCH 2018.

  
Notary Public Waldemar Juszcak  
My Commission Expires: 9-6-20



# UNOFFICIAL COPY

Attached to and becoming a part of Deed between JIMMY ONTANEDA, a married man, and GLADIZ REYES, a married woman, joined by her spouse ARTURO REYES, as Grantors, and JIMMY ONTANEDA and PATRICIA ONTANEDA, husband and wife, as Grantees.

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

Grantor (2 and 3 of 3)

*GLADIZ REYES*  
GLADIZ REYES

*ARTURO REYES*  
ARTURO REYES

STATE OF IL

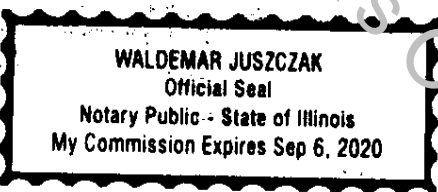
COUNTY OF COOK

ss.

I, WALDEMAR JUSZCZAK, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **GLADIZ REYES** and **ARTURO REYES**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 9 day of MARCH, 2018.

*Waldemar Juszczak*  
Notary Public Waldemar Juszczak  
My Commission Expires: 9.6.20



# UNOFFICIAL COPY

## 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 3 and the West 10 feet of Lot 4 in Block 5 in Lincoln Ave Gardens, being a subdivision of the part of the North 1/2 of the Southwest 1/4 of Fractional Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from GLADIZ REYES, to JIMMY ONTANEDA and GLADIZ REYES, by Deed dated March 28, 2014, recorded March 28, 2014, as Document No. 1408750013 in Cook County Records.

Property Address: 3739 West Pratt Avenue, Lincolnwood, IL 60712

Assessor's Parcel No.: 10-35-304-035-0000



1371 3/15/2018 81004507/1  
+U06640932+

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 3 | 9 | 2018

SIGNATURE: *Gladys Reyes*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

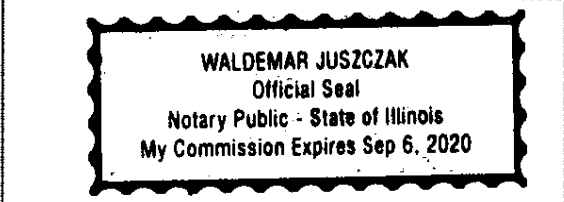
Subscribed and sworn to before me, Name of Notary Public: WALDEMAR JUSZCZAK

By the said (Name of Grantor): GLADYS REYES

On this date of: 3 | 9 | 2018

NOTARY SIGNATURE: *Waldemar Juszcak*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 9 | 2018

SIGNATURE: *Jimmy Ontaneda*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

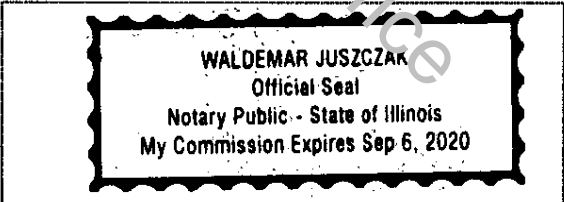
Subscribed and sworn to before me, Name of Notary Public: WALDEMAR JUSZCZAK

By the said (Name of Grantee): JIMMY ONTANEDA

On this date of: 3 | 9 | 2018

NOTARY SIGNATURE: *Waldemar Juszcak*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

# UNOFFICIAL COPY

## AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

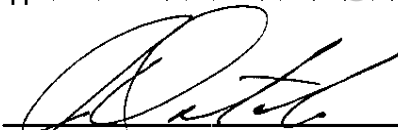
COUNTY OF COOK)

Jimmy Ontaneda, being duly sworn on oath, states that he resides at 3739 West Pratt Avenue Lincolnwood, IL 60712 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

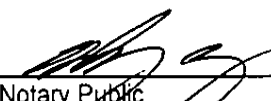
- ✓ 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
- 3. The division is of lots or blocks 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.

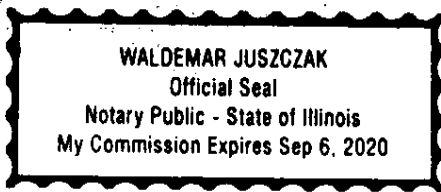
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

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.

  
 \_\_\_\_\_  
 Jimmy Ontaneda

SUBSCRIBED AND SWORN to before me this 9 day of MARCH, 2018.

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 9-6-20



# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Jimmy Ontaneda & Gladiz Reyes

Mailing Address: 3739 Pratt  
Lincolnwood, IL 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Property Address: 3739 Pratt  
Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-304-035-0000

Water Account Number: 005142-000

Date of Issuance: 03/28/2018

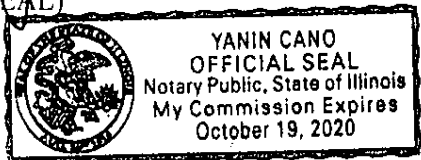
State of Illinois )  
County of Cook )

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me  
on 03/28/2018, by Yanin Cano

By: Robert Merkel  
Robert Merkel,  
Finance Director

Yanin Cano  
(Signature of Notary Public)  
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.