

UNOFFICIAL COPY



\*18137190600\*

**PREPARED BY:**

Dan Balanoff  
10100 South Ewing  
Chicago, IL 60617

**MAIL TAX BILL TO:**

Fernando Chavez  
9620 S. Avenue L  
Chicago, IL 60617

Doc# 1813719060 Fee \$40.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/17/2018 02:30 PM PG: 1 OF 2

**QUIT CLAIM DEED**  
**Statutory (Illinois)**

THE GRANTORS, FERNANDO CHAVEZ and TONI CHAVEZ, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to FERNANDO CHAVEZ and TONI CHAVEZ, of Chicago, Illinois, **not as Tenants in Common but as JOINT TENANTS with right of survivorship**, all right, title and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT SEVENTY TWO (72) AND LOT SEVENTY THREE (73) IN THE SUBDIVISION OF LOT TWENTY FIVE (25) IN BLOCK TWELVE (12) IN TAYLOR'S SECOND ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH WEST QUARTER (¼) OF FRACTIONAL SECTION 5, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 26-05-312-023-0000, 26-05-312-024-0000

Property Address: 9656-9658 S. Avenue N, Chicago, Illinois 60617

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions and conditions of record, applicable zoning laws, ordinances and other governmental regulations. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this 17<sup>th</sup> day of April, 2018.

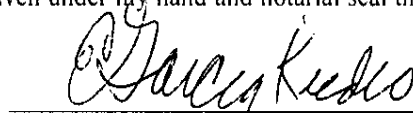
  
FERNANDO CHAVEZ

  
TONI CHAVEZ

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that the grantors, personally known to me to be the same person(s) whose name is/are, subscribed to the foregoing instrument, appeared before me this 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, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 17<sup>th</sup> day of April, 2018.



  
NOTARY PUBLIC

Exempt under paragraph E

REAL ESTATE TRANSFER TAX

	17-May-2018
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

26-05-312-024-0000 | 20180501672707 | 0-749-718-816

REAL ESTATE TRANSFER TAX

	17-May-2018
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

26-05-312-024-0000 | 20180501672707 | 0-166-055-200

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

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/1-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 04 | 17 | 20 18

SIGNATURE: \_\_\_\_\_

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: \_\_\_\_\_

By the said (Name of Grantor): Dan Balanoff

On this date of: 04 | 17 | 20 18

NOTARY SIGNATURE: \_\_\_\_\_

E. Garcia-Kudro

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 title to real estate under the laws of the State of Illinois.

DATED: 04 | 17 | 20 18

SIGNATURE: \_\_\_\_\_

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: \_\_\_\_\_

By the said (Name of Grantee): Dan Balanoff

On this date of: 04 | 17 | 20 18

NOTARY SIGNATURE: \_\_\_\_\_

E. Garcia-Kudro

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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 3.1)

revised on 10.6.2015