

# UNOFFICIAL COPY

**QUIT CLAIM DEED  
ILLINOIS STATUTORY**



\*1817106135D\*

Doc# 1817106135 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00


KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2018 11:59 AM PG: 1 OF 4

THE GRANTOR(S), Adan Sandoval, a/k/a Adan Sandoval Duron, of 2414 South 61<sup>st</sup> Avenue, Cicero, in the County of Cook, the State of Illinois, for and in consideration of Ten Dollars and 00/100 Cents in hand paid, CONVEY(S) and Quit Claims the Grantor's interest to Cardos, LLC, of 2414 South 61<sup>st</sup> Avenue, Cicero, in the County of Cook, in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

REAL ESTATE TRANSFER TAX	20-Jun-2018
	<b>CHICAGO:</b> 0.00
	<b>CTA:</b> 0.00
	<b>TOTAL:</b> 0.00 *

17-31-417-046-0000 | 20180601604194 | 0-888-569-120

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

SUBJECT TO:

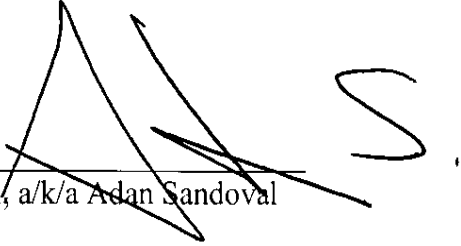
Covenants, conditions and restrictions of record.



This Property is not subject to Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s):17-31-417-046-0000

Address(es) of Real Estate: 3758 South Wolcott Avenue, Chicago, IL 60609

Dated this 27<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
Adan Sandoval, a/k/a Adan Sandoval Duron

REAL ESTATE TRANSFER TAX	20-Jun-2018
	<b>COUNTY:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00

17-31-417-046-0000 | 20180601604194 | 0-047-145-760

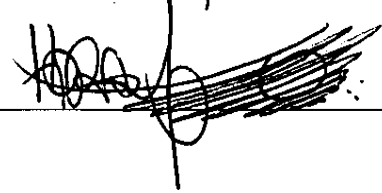


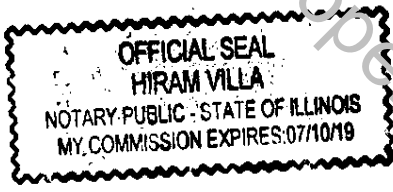
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STATE OF Illinois )  
 )  
COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adan Sandoval, a/k/a Adan Sandoval Duron, is 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 they signed, sealed and delivered the said instrument as 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 official seal, this 27<sup>th</sup> day of March, 2018

 (Notary Public)



**Prepared By:**

Mr. Kashyap V. Trivedi  
1345 Wiley Road, Suite: 110  
Schaumburg, Illinois 60173

**Mail To:**

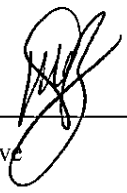
Kashyap V. Trivedi, Esq.  
1345 Wiley Road Suite: 110  
Schaumburg, IL 60173

**Name & Address of Taxpayer:**

Mr. Vicente Del Real  
1812 North 38<sup>th</sup> Avenue  
Stone Park, IL 60165

EXEMPT under provisions under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 4/11/18

  
Buyer / Seller Representative

Property of Cook County Clerk's Office

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## EXHIBIT "A"

LOT 24 IN THE SUBDIVISION OF THE EAST ½ OF BLOCK 32 IN CANAL TRUSTEES SUBDIVISION OF THE EAST ½ OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-31-417-046-0000

Property: 3758 South Wolcott Avenue, Chicago, IL 60609

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 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, or other entity recognized as a person and authorizes to do business or acquire to real estate under the laws of the State of Illinois.

Dated 3-27-18

Signature \_\_\_\_\_

*[Handwritten signature]*

Grantor: Adan Sandoval, a/k/a  
Adan Sandoval Duron

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID ~~GRANTOR~~  
THIS 27th DAY OF MARCH



NOTARY PUBLIC *[Handwritten 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 and hold title to real estate under the laws of the State of Illinois.

Dated 3-27-18

Signature \_\_\_\_\_

*[Handwritten signature]*

Grantee: Adan Sandoval Duron, as  
Shareholder of Santa Maria  
Management, Inc., the Member of  
Cardos, LLC

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID ~~GRANTEE~~  
THIS 27th DAY OF MARCH



NOTARY PUBLIC *[Handwritten 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 offence 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.]