

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

UNOFFICIAL COPY

After Recording Return to:

Amrock  
662 Woodward Avenue  
Detroit, MI 48226

Instrument Prepared By:

Steven Weiss, Esq.  
105 West Adams Street, Suite 1850  
Chicago, IL 60603  
Illinois Bar ID No. 6301158

Mail Tax Statements To:

Luis Arroyo and Elbia Arroyo  
4518 West Altgeld Street  
Chicago, IL 60639

Tax Parcel ID Number:

13-27-318-034-0000

Order Number:

64432571

Record 1st  
81093562

64432571-4599158

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

By: Luis Arroyo, date 6-13-18  
LUIS ARROYO


Dated this 13<sup>th</sup> day of June, 2018. WITNESSETH, that, **BULMARO ARROYO**, a married man, joined by his spouse, **CARMEN ARROYO**, and **LUIS ARROYO**, a married man, whose address is 4518 West Altgeld Street, Chicago, IL 60639, 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 **LUIS ARROYO** and **ELPIA ARROYO**, Husband and Wife, not as tenants in common, but as joint tenants with right of survivorship, whose address is 4518 West Altgeld Street, Chicago, IL 60639, 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 4518 West Altgeld Street, Chicago, IL 60639, 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: 13-27-318-034-0000

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



Doc# 1828522852 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2018 03:30 PM PG: 1 OF 7

# UNOFFICIAL COPY

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 (1 and 2 of 3) on the date first written above.

Bulmaro Arroyo  
BULMARO ARROYO

CARMEN ARROYO  
CARMEN ARROYO

STATE OF Illinois )  
COUNTY OF COOK ) SS.

I, Ted A. Smith, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BULMARO ARROYO** and **CARMEN ARROYO**, 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 13<sup>th</sup> day of June 2018.

Ted A. Smith  
Notary Public  
My Commission Expires: 6-7-21



REAL ESTATE TRANSFER TAX		24-Jul-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		24-Jul-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-27-318-034-0000 | 20180501684247 | 1-212-262-176

13-27-318-034-0000 | 20180501684247 | 1-326-847-776

\* 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 10 feet of Lot 32 and the West 1/2 of Lot 33 in Block 18 in S.S. Hayes Kelvin Grove Addition to Chicago, said addition being a Subdivision of the Southwest 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from CRISPINA SALGADO DE DIAZ, an unmarried woman, to BULMARC ARROYO and LUIS ARROYO, as joint tenants, by Deed dated May 15, 2009, recorded June 9, 2009, as Document No. 0916010021 in Cook County Records.

Property Address: 4518 West Altgeld Street, Chicago, IL 60639

Assessor's Parcel No.: 13-27-318-034-0000



+U06743860+

1371 7/6/2018 81093562/1

# 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: June 28, 2018

SIGNATURE: [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: Michael R. Smith

By the said (Name of Grantor): LUIS ARROYO / Elbia Arroyo AFFIX NOTARY STAMP BELOW

On this date of: June 28, 2018

NOTARY SIGNATURE: [Signature]  
Michael R. Smith



### 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: June 28, 2018

SIGNATURE: [Signature]  
GRANTEE or AGENT

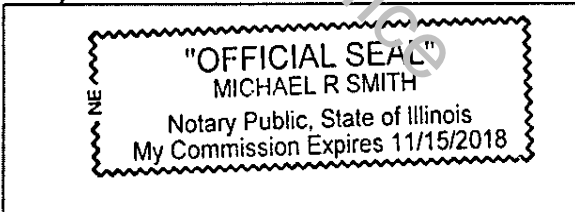
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Michael R. Smith

By the said (Name of Grantee): LUIS ARROYO / Elbia Arroyo AFFIX NOTARY STAMP BELOW

On this date of: June 28, 2018

NOTARY SIGNATURE: [Signature]  
Michael R. Smith



**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

## 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: June 28 2018

SIGNATURE: [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: Michael R. Smith

By the said (Name of Grantor): LUIS ARROYO / ~~Elbia Arroyo~~ <sup>Carmen Arroyo</sup> AFFIX NOTARY STAMP BELOW

On this date of: June 28 2018 Budward Arroyo

NOTARY SIGNATURE: [Signature]  
Michael R. Smith



### 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: June 28 2018

SIGNATURE: [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: Michael R. Smith

By the said (Name of Grantee): LUIS ARROYO / ~~Elbia Arroyo~~ AFFIX NOTARY STAMP BELOW

On this date of: June 28 2018

NOTARY SIGNATURE: [Signature]  
Michael R. Smith



**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)**

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## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

LUIS ARROYO, being duly sworn on oath, states that he resides at 4518 West Altgeld Street, Chicago, IL 60639 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

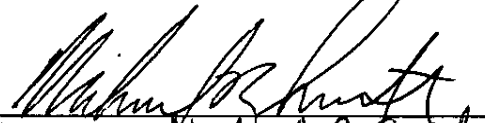
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of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

  
 \_\_\_\_\_  
 LUIS ARROYO

SUBSCRIBED AND SWORN to before me this 28<sup>th</sup> day of June, 2018.

  
 \_\_\_\_\_  
 Notary Public Michael R. Smith  
 My commission expires: 11/15/2018

