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18213441000

Doc# 1821344100 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2018 02:53 PM PG: 1 OF 3

Commitment Number: IL1805225

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

 **Near North National Title**

222 N. LaSalle

Chicago, IL 60601

Mail Tax Statements To: **Alejandro Talancon and Leanne R. Janac-Talancon, 420 FAIRBANK ROAD, RIVERSIDE, IL 60546**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
18-02-201-001-0000

QUITCLAIM DEED

Alejandro Talancon married to **Leanne R. Janac-Talancon**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Alejandro Talancon** and **Leanne R. Janac-Talancon**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **420 FAIRBANK ROAD, RIVERSIDE, IL 60546**, the following real property:

Sub Lot 2 in the subdivision of Lot 1 in Block 1 in the First Division of Riverside, in Section 2, Township 38 North, Range 12, east of the Third Principal Meridian in Cook County, Illinois.

Property Address is: 420 FAIRBANK ROAD, RIVERSIDE, IL 60546

Prior instrument reference: **1721215138**

1805255 1 of 2

S V
P 3
S N
SC 1/3
IND 1/3

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Executed by the undersigned on July 25, 2018:

A. d.
Alejandro Talancon

Leanne R. Janac-Talancon
Leanne R. Janac-Talancon

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on July 25, 2018 by **Alejandro Talancon** and **Leanne R. Janac-Talancon** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Amy Crivolio
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 7/25/18

Amy Crivolio
Buyer, Seller or Representative

Compliance or Exemption Approved
Village of Riverside

BY: *Debra Walker*

Date: 7-30-18

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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 land trust is either a natural person, and 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 July 25th, 2018

[Signature]
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Alejandro Talancon
this 25 day of July,
2018.

NOTARY PUBLIC Amy Crivolio

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 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.

Date July 25, 2018

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Leanne R. Janac-Talancon
This 25 day of July,
2018.

NOTARY PUBLIC Amy Crivolio

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)