

# UNOFFICIAL COPY

Doc#: 1832419405 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/20/2018 01:40 PM Pg: 1 of 5

Dec ID 20181101640659  
ST/CO Stamp 1-216-529-056  
City Stamp 0-650-490-528

**QUITCLAIM DEED** 1805245IL/RTC

**GRANTOR**, NICOLAS DE SANTIAGO and MARIA E. DE SANTIAGO, husband and wife, and MARCO A. DE SANTIAGO, who acquired title as MARCO DE SANTIAGO a married person, joined by his spouse, MAYRA G. ALMARAZ (herein, "Grantor"), whose address is 5229 N Nashville Avenue, Chicago, IL 60656, for and in consideration of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, MAYRA G. ALMARAZ and MARCO A. DE SANTIAGO, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 5229 N Nashville Avenue, Chicago, IL 60656, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 5229 N Nashville Avenue,  
Chicago, IL 60656

Permanent Index Number: 13-07-231-012-0000

Dec ID: 20181101640659

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 15 day of October 2018.

GRANTOR

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
401 S. LASALLE ST. #1502  
CHICAGO, IL 60605

When recorded return to:  
MAYRA G. ALMARAZ  
MARCO A. DE SANTIAGO  
5229 N NASHVILLE AVENUE  
CHICAGO, IL 60656

Send subsequent tax bills to:  
MAYRA G. ALMARAZ  
MARCO A. DE SANTIAGO  
5229 N NASHVILLE AVENUE  
CHICAGO, IL 60656

This instrument prepared by:  
LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

  
NICOLAS DE SANTIAGO

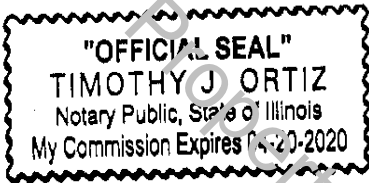
# UNOFFICIAL COPY

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 10/15/18, by NICOLAS DE SANTIAGO.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: Timothy J. Ortiz  
My commission expires: 4-20-20



GRANTOR

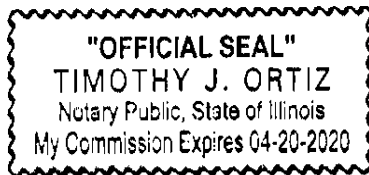
[Signature]  
MARIA E. DE SANTIAGO

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 10/15/18, by MARIA E. DE SANTIAGO.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: Timothy J. Ortiz  
My commission expires: 4-20-20



Clerk's Office

# UNOFFICIAL COPY

GRANTOR

[Signature]  
MARCO A. DE SANTIAGO,  
who acquired title as MARCO DE SANTIAGO

STATE OF Illinois  
COUNTY OF COOK

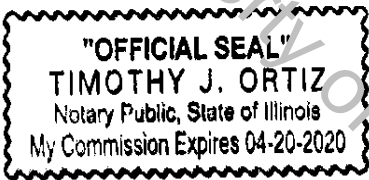
This instrument was acknowledged before me on 10/15/18, by MARCO A. DE SANTIAGO, who acquired title as MARCO DE SANTIAGO.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: TIMOTHY J. ORTIZ

My commission expires: 4-20-20



GRANTOR

[Signature]  
MAYRA G. ALMARAZ

STATE OF Illinois  
COUNTY OF COOK

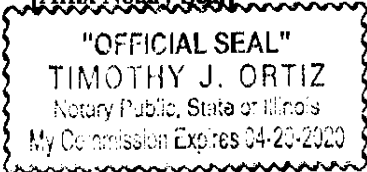
This instrument was acknowledged before me on 10/15/18, by MAYRA G. ALMARAZ.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: TIMOTHY J. ORTIZ

My commission expires: 4-20-20



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative

10/15/18  
Date

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated: 10/15/18

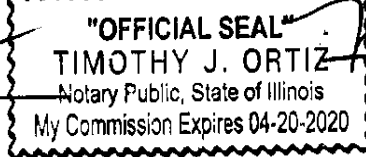
Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before MARIA E. DE  
me by the said MARIA E. DE SANTIAGO, SANTIAGO  
this 15 day of October, MARIA E. DE SANTIAGO  
2018.

Maria E. de Santiago

Notary Public \_\_\_\_\_



The grantee or his/her agent affirms that, to the best of his/her knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated: 10/15/18

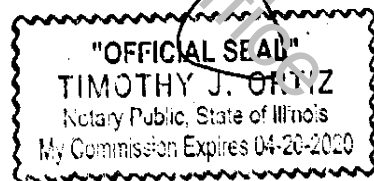
Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before MARCOA DE  
me by the said MAYRA G. ALMARAZ Santiago  
this 15 day of October  
2018.

MAYRA G. ALMARAZ

Notary Public \_\_\_\_\_



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 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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## EXHIBIT A

[Legal Description]

LOT 14 IN BLOCK 6 IN WALTER G. MCINTOSH'S FOSTER AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*