

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Barry Kreisler
2846A North Milwaukee
Chicago, IL 60618

NAME & ADDRESS OF TAXPAYER:

Carlos Guzman, Rodrigo Guzman, and Angela Ortiz
121 Grant St.
Downers Grove, IL 60515



Doc# 1834034015 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2018 10:29 AM PG: 1 OF 3

THE GRANTORS Angela Ortiz, Wilfredo Charon, and Zoe Charon

of the of, of the County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

Carlos Guzman, Rodrigo Guzman, and Angela Ortiz

of the Cook and the State of Illinois, all interest in the following described real estate situation in the County of, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

Lot 2 in Ellison's subdivision of Lots 1 to 6 inclusive of Block 1 in C. Billing's subdivision of the North 13 acres (except railroad) of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.


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 the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants as common.

Permanent Index Number(s): 13-35-108-008-0000

Property Address: 2254 N. Springfield, Chicago, IL 60647


Dated this 21 day of November, 2018



Angela Ortiz (Seal)



(Seal)



Wilfredo Charon (Seal)

(Seal)

(Print or type name here)

REAL ESTATE TRANSFER TAX 06-Dec-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-35-108-008-0000 | 20181101642305 | 0-016-935-584

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

REAL ESTATE TRANSFER TAX 06-Dec-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-35-108-008-0000 | 20181101642305 | 0-733-924-000

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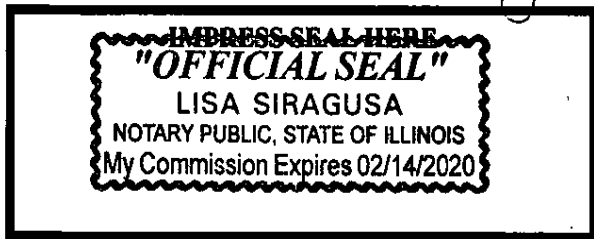
STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Angela Ortiz, Wilfredo Charon, and Zoe Charon personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 21 day of November 2018

Lisa Siragusa

Notary Public
My commission expires on 2/14/2020



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Kreisler Law, PC
Barry Kreisler
2846A N Milwaukee Avenue
Chicago, IL 60618

EXEMPT UNDER PROVISIONS OF PARAGRAPH

(e) SECTION 31-45, PROPERTY TAX CODE.

DATE: 11-21-18

[Signature]
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

Property of Cook County Clerk's Office

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: 11 | 21 | 2018

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:

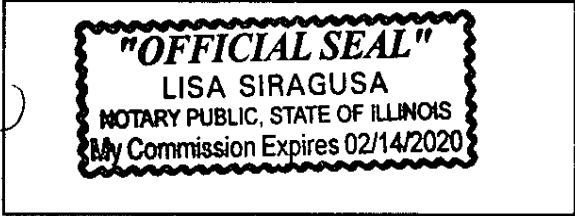
LISA SIRAGUSA

By the said (Name of Grantor): Angela Ortiz

On this date of: 11 | 21 | 2018

NOTARY SIGNATURE: Lisa Siragusa

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

DATED: 11 | 21 | 2018

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:

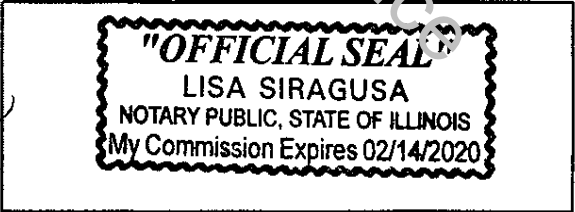
Lisa Siragusa

By the said (Name of Grantee): Angela Ortiz

On this date of: 11 | 21 | 2018

NOTARY SIGNATURE: Lisa Siragusa

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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)