

# UNOFFICIAL COPY

**Prepared By:**

Felipe Valdez  
4816 S. Laflin St  
Chicago, IL 60609

**After Recording Return To:**

3139 S. 49th Ave. #2R  
Cicero, Illinois 60804



Doc# 1900406114 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/04/2019 12:33 PM PG: 1 OF 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On December 27, 2018 THE GRANTOR(S),

- Felipe Valdez, a married person,
- Ruben Valdez, a married person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):


- Fenix Property Management, Inc., Felipe Valdez, Manager residing at 4816 S. Laflin Street, Chicago, Cook County, Illinois 60609

the following described real estate, situated in 1329 S. 51st Ave, Cicero, in the County of Cook, State of Illinois

Legal Description:

LOT 34 AN THE SOUTH 5 FEET OF LOT 35 IN BLOCK 23 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

T O W N S H I P T A X	Town of Cicero	Address: 1329 S. 51ST AVE	Real Estate Transfer Tax
		Date: 01/03/2019	\$50.00
		Stamp #: 2019-5612	Payment Type: Credit
		By: Murray I	Compliance #: Exempt

CRD REVIEW

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and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 16-21-210-014-0000

Mail Tax Statements To:  
Fenix Property Management, Inc.  
3139 S. 49th Ave. #2R  
Cicero, Illinois 60804

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

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**Grantor Signatures:**

DATED: 12-27-2018

Felipe Valdez  
Felipe Valdez  
3139 S. 49th Ave.  
Cicero, Illinois, 60804

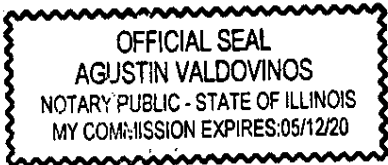
**Grantor Signatures:**

DATED: 12-27-2018

\* Ruben Valdez  
Ruben Valdez  
4816 S. Laflin Street  
Chicago, Illinois, 60609

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 27<sup>th</sup> day of December, 2018 by Felipe Valdez.



[Signature]  
Notary Public

Notary  
Title (and Rank)

My commission expires 05/12/20

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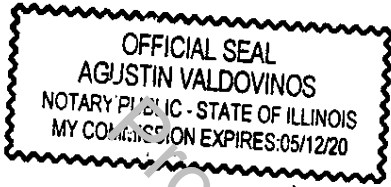
STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 27 day of December, 2018 by Ruben Valdez.

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

Notary Public  
\_\_\_\_\_  
Title (and Rank)

My commission expires 05/12/20



Property of Cook County Clerk's Office

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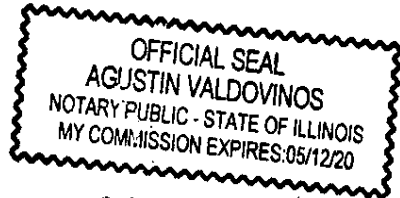
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 December 27, 2018

Signature: Felipe Valbuena  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 27, day of December, 2018  
Notary Public [Signature]

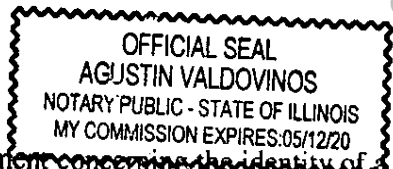


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date December 27, 2018

Signature: Felipe Valbuena  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 27, day of December, 2018  
Notary Public [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 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.)