

# UNOFFICIAL COPY

Doc#: 1901810054 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/18/2019 10:03 AM Pg: 1 of 6

Dec ID 20190101681710

**Return To**  
Elvia Castillo-Lopez  
4014 Ridgeland Avenue  
Stickney, IL 60402

**This Instrument Prepared by:**  
Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**  
Elvia Castillo-Lopez  
4014 Ridgeland Avenue  
Stickney, IL 60402

Order #: 2062080

**This space for recording information only**

## QUITCLAIM DEED

Tax Exempt under 35/ILCS 200/ Sec. 31-45, PARA E

  
ROSEVELT LOPEZ

11-16-18  
Date

### GRANTORS,

ROSEVELT LOPEZ and ELVIA CASTILLO-LOPEZ, husband and wife not in tenancy in common and not in joint tenancy, but in tenancy by the entirety  
4014 Ridgeland Avenue  
Stickney, IL 60402

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

### GRANTEES,

ELVIA CASTILLO-LOPEZ, a married woman as her sole and separate property, DANIEL A. LOPEZ, single and SUSANA I. LOPEZ, single, as joint tenants  
4014 Ridgeland Avenue  
Stickney, IL 60402

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### LEGAL DESCRIPTION:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

**PIN: 19-06-215-052-0000**

**Property Address: 4014 Ridgeland Avenue, Stickney, IL 60402**

**Preparer has examined no underlying title documentation regarding this deed**

VILLAGE OF STICKNEY  
TRANSACTION EXEMPT FROM REAL  
ESTATE TRANSFER TAX ACCORDING TO  
PARAGRAPH 5

DATED THIS 16 DAY OF Jan 20 19

  
VILLAGE CLERK

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

[Signature]  
ROSEVELT LOPEZ

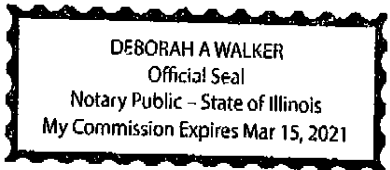
11-16-18  
Date

[Signature]  
ELVIA CASTILLO-LOPEZ

11/16/18  
Date

State of ILLINOIS  
County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 16th day of November, 2018 by ROSEVELT LOPEZ and ELVIA CASTILLO-LOPEZ, who is personally known to me or produced IL Driver as identification and who signed this instrument willingly. IL ID Card



[Signature]  
NOTARY SIGNATURE - Deborah A. Walker

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Property of Cook County Clerk's Office

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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

LOT 39 (EXCEPT THE SOUTH 1/2 THEREOF) AND ALL OF LOT 40 IN BLOCK 8 IN JOHN C WACHTER'S SUBDIVISION OF BLOCK 3 TO 6, 11 AND 12 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

BEING THE SAME PROPERTY AS CONVEYED TO ROSEVELT LOPEZ AND ELVIA CASTILLO-LOPEZ, HUSBAND AND WIFE NOT IN TENANCY IN COMMON AND NOT IN JOINT TENANCY, BUT IN TENANCY BY THE ENTIRETY FROM JACK J SVAICER (MARRIED TO DONNA SVAICER) BY THAT DEED DATED 10/31/2000 AND RECORDED 11/02/2000 IN BOOK / PAGE: 7120 / 122 IN THE COOK COUNTY RECORDS.

**PARCEL ID(S):** 19-06-215-052-0000

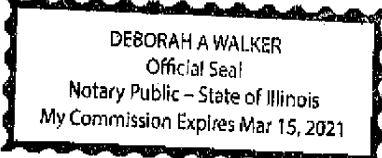
# UNOFFICIAL COPY

## 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 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 11/16, 2018 Signature: [Signature]  
AND  
Rosevelt Lopez and Elvia Castillo-Lopez Grantor or Agent

Subscribed and sworn to before  
Me by the said Rosevelt Lopez and Elvia Castillo-Lopez  
this 16th day of November,  
2018.

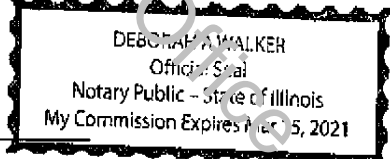


NOTARY PUBLIC Deborah A. Walker  
Deborah A. Walker

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 11/16, 2018 Signature: [Signature]  
Elvia Castillo-Lopez Grantee or Agent

Subscribed and sworn to before  
Me by the said Elvia Castillo-Lopez  
This 16 day of November,  
2018.



NOTARY PUBLIC Deborah A. Walker  
Deborah A. Walker

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.)

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Exempt under provisions of 35 ILCS 200/, Sec. 31-45,  
Para. E Real Estate Transfer Tax Law.

11/16/18

Date

Henry Marsh

Buyer, Seller or Representative

OR DOCUMENTARY STAMPS

Property of Cook County Clerk's Office

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VILLAGE OF STICKNEY  
REAL ESTATE TRANSFER TAX

6333 WEST PERSHING ROAD  
STICKNEY, ILLINOIS 60402-4018  
(708) 749-4400

Check One:  DECLARATION  EXEMPTION  
Check Two:  ASSIGNMENT OF BENEFICIAL INTEREST OF LAND TRUST  DEED

RECORDER OR REGISTRAR'S DEED NO. \_\_\_\_\_  
DATE RECORDED: \_\_\_\_\_  
(The recorder's use only)

INSTRUCTIONS:

- This form must be filled out completely, signed by at least one of the grantors (sellers), signed by at least one of the grantees (buyers), and presented to the Office of the Village Collector, 6333 W. Pershing Road, Stickney, Illinois, or other designated office at the time of purchase of real estate (transfer stamps as required by the Village of Stickney Real Estate Tax Ordinance). The stamps must be affixed to the deed and this form attached, when the deed is recorded, or affixed to the assignment of beneficial interest of any land trust at the time of filing with the trustee.
- The full actual amount of consideration of the transaction to which the tax is to be levied. Both the full actual or stipulated amount of the transaction and the amount of the tax stamps required must be noted on the declaration.
- A signed copy of the Illinois Tax Declaration Form must be submitted to the Office of the Village Collector, pursuant to the ordinance, by the grantor (buyer) of any deed or assignment of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest, or at the time of the payment of the tax, whichever occurs first.
- Prior to the issuance of real estate transfer stamps, the Department of Water must certify that DELINQUENT WATER, GARBAGE, AND SEWER charges are paid in full. CERTIFIED BY \_\_\_\_\_

Address Of Property 4014 RIDGELAND AVENUE, STICKNEY, IL 60402  
Permanent Property Index No. 19-06-215-052-0000  
Date of Deed or Assignment 11/16/2018  
Type of Deed QUIT CLAIM DEED

Full Actual Consideration (include amount of mortgage and value of job lot (s) (squares))... \$ \_\_\_\_\_  
Amount of Fee \$5.00 per \$1,000 or fraction thereof of full actual consideration... \$ \_\_\_\_\_  
Personal Checks Must Be Certified

NOTE: The Village of Stickney Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated Section 21.02 of the ordinance of the Village of Stickney which is printed on the reverse side.

Exempt Stamp Fee is: \$25.00 Paid 25.00 cash

I hereby declare that this transaction is exempt from taxation under the Village of Stickney Real Estate Transfer Tax

Ordinance by paragraph 5 of Section 21.02 of the ordinance of the Village of Stickney

Details for exemption claimed: (explain)  
REMOVING SPOUSE FROM TITLE ADDRESS  
CHILDREN TO TITLE, NO MONETARY  
CONSIDERATION

VILLAGE OF STICKNEY  
TRANSACTION EXEMPT FROM REAL ESTATE TRANSFER TAX ACCORDING TO PARAGRAPH 5  
DATED THIS 16 DAY OF Jan, 2019  
\_\_\_\_\_  
VILLAGE COLLECTOR

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print) (Seller)  
Rosevelt Lopez & Elvia Castillo-Lopez - 4014 Ridgeland Ave, Stickney 60402  
Signature: [Signatures] Date: 11/16/18

Grantee: (Please Print) (Buyer)  
Elvia Castillo-Lopez; Daniel A. Lopez; Susana I. Lopez - 4014 Ridgeland Ave, Stickney, IL 60402  
Signature: [Signatures] Date: 11/16/18