

# UNOFFICIAL COPY

## QUIT CLAIM DEED (Individual to Individual)



Doc# 1905047002 Fee \$42.25

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2019 09:09 AM PG: 1 OF 2

Mail to:  
Juvenal & Alicia Estrada  
14806 S. Harrison Avenue  
Posen, Illinois 60469

Send Subsequent Tax Bills To:  
Juvenal & Alicia Estrada  
14806 S. Harrison Avenue  
Posen, Illinois 60469

THE GRANTORS, Jose T. Lagunas and Ariana Lagunas, a married couple, of South Holland, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, do hereby CONVEY and QUIT CLAIM to Juvenal Estrada and Alicia Estrada, of Posen, Illinois, not as Tenants in Common but JOINT TENANTS, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 13 IN HARRISON AVENUE GARDENS, A SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 10 ACRES OF THE WEST 15 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 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 said premises forever.

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general real estate taxes for the year 2018 and subsequent years.

Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code.

P.I.N.: 28-12-400-057-0000

Address(es) of Real Estate: 14806 s. Harrison Avenue, Posen, Illinois 60469

1/21/2019  
Date

Dale A. Hauser III, Atty  
Buyer, Seller or Beneficiary

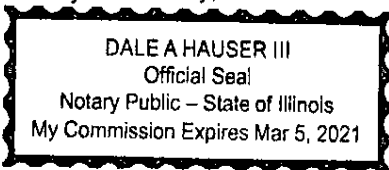
DATED this 21st day of January, 2019.

Jose T. Lagunas  
Jose T. Lagunas

Ariana Lagunas  
Ariana Lagunas

State of Illinois, County of Will ss. I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Jose T. Lagunas and Ariana Lagunas, 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 acknowledge that they signed, sealed and delivered the said instrument as their 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 official seal  
this 21st day of January, 2019.



Dale A. Hauser III  
Notary Public

This instrument was prepared by:

Dale A. Hauser, III of URBAN & BURT, LTD.,  
5320 W. 159th Street, Oak Forest, IL 60452

REAL ESTATE TRANSFER TAX 19-Feb-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 1 | 21 | 2019

SIGNATURE: [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:

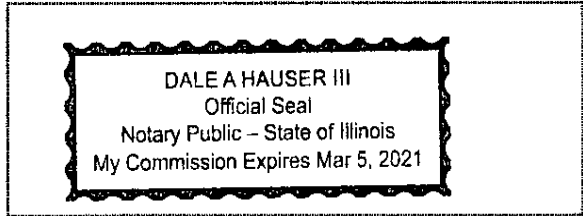
DALE A. HAUSER III

By the said (Name of Grantor): JOSE Lagunaj

On this date of: 1 | 21 | 2019

NOTARY SIGNATURE: [Signature]

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

DATED: 1 | 21 | 2019

SIGNATURE: [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:

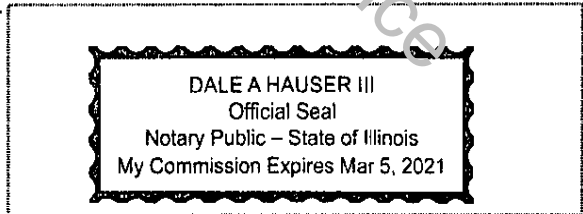
DALE A. HAUSER III

By the said (Name of Grantee): Juvenal Estrada

On this date of: 1 | 21 | 2019

NOTARY SIGNATURE: [Signature]

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)