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National Title Solutions, Inc.

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QUIT CLAIM DEED ILLINOIS STATUTORY Individual



Doc# 1913613014 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2019 11:06 AM PG: 1 OF 4

File Number: 2018-5008

THE GRANTOR(S) IGNACIO ZEPEDA, A MARRIED MAN*, RAMON ZEPEDA, , A MARRIED MAN*, AND JOSE RAMON ZEPEDA, A MARRIED MAN*, AS TENANTS IN COMMON, whose address is 2024 N Sawyer Avenue, Chicago, IL 60647, of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to RAMON ZEPEDA, , A MARRIED MAN*, AND JOSE RAMON ZEPEDA, A MARRIED MAN*, AS TENANTS IN COMMON, whose address is 2024 N Sawyer Avenue, Chicago, IL 60647 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

*Please note this does not constitute as homestead for Ignacio Zepeda, Ramon Zepeda, and Jose Ramon Zepeda or their spouses.

THE EAST 1/2 OF LOT 13 IN BLOCK 11 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-35-234-031-0000

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-35-234-031-0000

Address(es) of Real Estate: 3266 West Armitage Avenue, Chicago, IL 60647

EXEMPT UNDER PROVISIONS OF
Paragraph 5 Section 31-45
Property Tax Code:

4-30-19

Date

Wendy Manack

Buyer, Seller or Representative

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Dated this 30 day of April, 2019.

IGNACIO ZEPEDA

RAMON ZEPEDA

JOSE RAMON ZEPEDA

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **IGNACIO ZEPEDA, RAMON ZEPEDA, AND JOSE RAMON ZEPEDA** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 30 day of April, 2019

OFFICIAL SEAL
ALBERTO RAMOS, SR (Notary Public)
Notary Public - State of Illinois
My Commission Expires 7/06/2020

After Recording, Return To:

National Title Solutions, Inc.
3550 Hobson Rd. Suite 101
Woodridge, IL 60517

Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
4906 W Hutchinson St.
Chicago, IL 60641

REAL ESTATE TRANSFER TAX		16-May-2019
CHICAGO		0.00
CTA:		0.00
TOTAL:		0.00 *

13-35-234-031-0000 | 20190501668731 | 1-750-833-568

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

Mail Tax Bill(s) To:

Ramon Zepeda
2024 N Sawyer Avenue
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		16-May-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-35-234-031-0000 | 20190501668731 | 1-473-302-432

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INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Indiana }
County of Elkhart } ss.

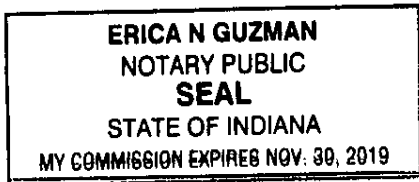
On this the 25th day of April, 2019, before me,
Day Month Year

Erica N Guzman, the undersigned Notary Public,
Name of Notary Public

personally appeared Ignacio Zepeda,
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

11-30-2019

Erica N Guzman
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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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 4.30.19, 2019

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Kristin Monachello
This 30 day of April, 2019
Notary Public Kristin Monachello

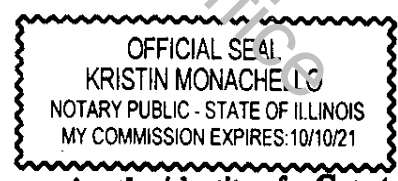


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4.30, 2019

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Raine Macruz
This 30 day of April, 2019
Notary Public Kristin Monachello



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.)