

# UNOFFICIAL COPY



## QUIT CLAIM DEED Joint Tenants (Illinois)

1001

~~Mail to:~~

Juan Manuel Garcia and Patricia Carreno  
1856 West Iowa Street  
Chicago, Illinois 60622

Doc# 1923841038 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/26/2019 12:36 PM PG: 1 OF 4

Name & address of taxpayer:

Juan Manuel Garcia and Patricia Carreno  
1856 West Iowa Street  
Chicago, Illinois 60622

THE GRANTOR(S), Juan Garcia, a single man of 1856 West Iowa Street, Chicago, Illinois 60622, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Juan Manuel Garcia, a single man of 1856 West Iowa Street, Chicago, Illinois 60622 and Patricia Carreno, a single woman of 539 East End Avenue, Hillside, Illinois 60162, as joint tenants with right of survivorship and not as tenants in common, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 81 IN BOAK'S RESUBDIVISION OF BLOCK 5, IN COCHRAN, TOUCAY AND CRAM'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1856 West Iowa Street, Chicago, Illinois 60622  
PIN Number: 17-06-423-040-0000

TO HAVE AND TO HOLD said premises as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP and not tenants in common.

**NOTE: THIS IS NON-HOMESTEAD PROPERTY FOR PATRICIA CARRENO, THE GRANTEE.**

DATED: This 26<sup>th</sup> day of July 2019

Juan Garcia  
Juan Garcia

Mail To:  
Carrington Title Partners, LLC  
1919 S. Highland Ave., Ste 315-B  
Lombard, IL 60148  
(630)317-0048

11-11  
Accom only

S Y  
P 4/60  
S N  
M Y  
SCY Y  
E Y  
INTY W

# UNOFFICIAL COPY

## QUIT CLAIM DEED Joint Tenants (Illinois)


State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Juan Garcia**



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 26<sup>th</sup> day of July 2019.

Commission expires: 03-16-2021

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

COUNTY- ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35ILCS 200/31-45, PROPERTY TAX CODE  
DATE: This 26<sup>th</sup> day of July 2019

Buyer, Seller, or Representative: Juan Garcia  
Juan Garcia

REAL ESTATE TRANSFER TAX		09-Aug-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-06-423-040-0000 | 20190801656006 | 1-816-304-736

### NAME AND ADDRESS OF PREPARER:

Sean Robertson  
Gateville Real Estate, LLC  
1905 Marketview Drive, Suite 268  
Yorkville, Illinois 60568  
Phone: 630-780-1034  
Email: Sean@GatevilleRealEstateLLC.com

REAL ESTATE TRANSFER TAX		09-Aug-2019
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-06-423-040-0000 | 20190801656006 | 0-389-725-280

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

# UNOFFICIAL COPY

## ACKNOWLEDGEMENT

State of ILLINOIS

County of Cook

On JULY 26, 2019 before me, MARTHA E MARTINEZ, a notary public, personally appeared

JUAN GARCIA AKA JOAN MANUEL GARCIA, who 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature [Handwritten Signature] (Seal)

Printed Name MARTHA E MARTINEZ

Commission Expires 03.16.2021



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: 26 JULY, 2019

SIGNATURE Juan Garcia  
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:

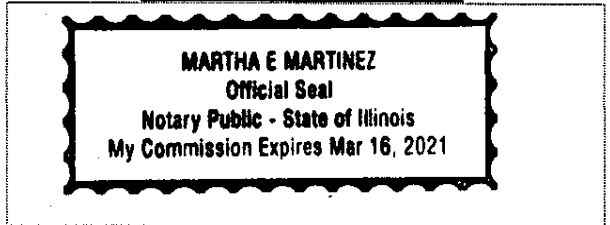
MARTHA E MARTINEZ

By the said (Name of Grantor): JUAN GARCIA

On this date of: 26 JULY 9, 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 26 JULY, 2019

SIGNATURE Patricia Carreno  
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:

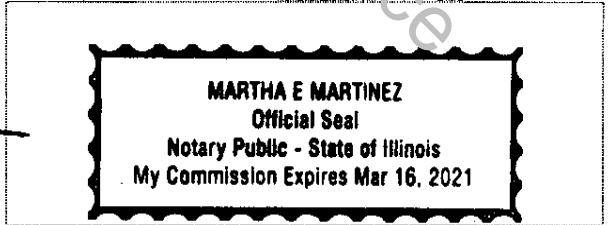
MARTHA E MARTINEZ

By the said (Name of Grantor): PATRICIA CARRENO

On this date of: 26 JULY 20

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