

# UNOFFICIAL COPY



Doc# 1924945106 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2019 02:44 PM PG: 1 OF 3

## QUIT CLAIM DEED

THE GRANTOR, Alfredo Grimaldo, an unmarried man, of 3516 W. Columbus Avenue, Chicago, IL 60652, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Alfredo Grimaldo, an unmarried man, of 3516 W. Columbus Avenue, Chicago, IL 60652, and Mario F. Ledesma Zarate, a married man, of 3516 W. Columbus Avenue, Chicago, IL 60652, as Tenants in Common, all right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 685 IN SOUTHWEST HIGHLANDS AT 79<sup>TH</sup> AND KEDZIE UNIT NUMBER 3, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 19-35-215-024-0000

Commonly known as: 3516 W. Columbus Avenue, Chicago, IL 60652

SUBJECT TO: General real estate taxes not yet due and payable.

### REAL ESTATE TRANSFER TAX

06-Sep-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-35-215-024-0000

20190901682146 | 2-082-769-504

TO HAVE AND TO HOLD said premises forever.

Dated this 22nd day of August 2019

Alfredo Grimaldo

### REAL ESTATE TRANSFER TAX

06-Sep-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-35-215-024-0000 | 20190901682146 | 1-974-209-120

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

STATE OF ILLINOIS,  
COUNTY OF COOK

ss.

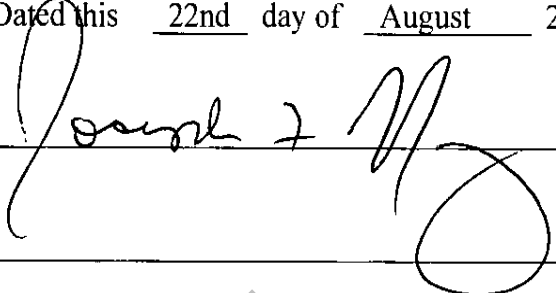
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alfredo Grimaldo, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and

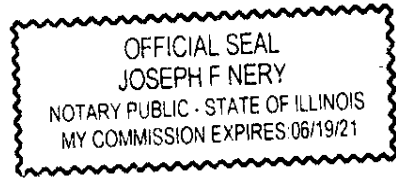
Y | 0 | Y | M | SC | E | INT | Ry

# UNOFFICIAL COPY

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.

Dated this 22nd day of August 2019

  
\_\_\_\_\_  
(Notary Public)



**Prepared by:**

Nery & Richardson LLC  
4258 W. 63<sup>rd</sup> Street  
Chicago, IL 60629

**Mail To:**

Mario F. Ledesma Zarate  
Alfredo Grimaldo  
3516 W. Columbus Avenue  
Chicago, IL 60652

**Name and Address of Taxpayer:**

Mario F. Ledesma Zarate  
Alfredo Grimaldo  
3516 W. Columbus Avenue  
Chicago, IL 60652

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

Nery & Richardson LLC  
4258 W. 63rd St.  
Chicago, IL 60629

**AFTER RECORDING, PLEASE MAIL TO:**

Alfredo Grimaldo  
Mario F. Ledesma Zarate  
3516 W. Columbus Ave.  
Chicago, IL 60652

### STATEMENT BY GRANTOR AND GRANTEE

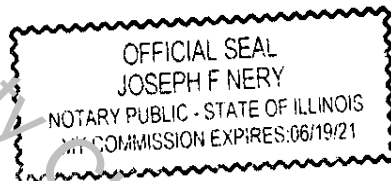
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Aug 22 2009

Alfredo Grimaldo  
Signature Grantor or Agent

Subscribed and sworn to before me this  
22<sup>nd</sup> day of Aug, 2009

Joseph F Nery  
Notary Public



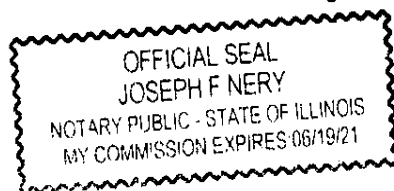
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated Aug. 22 2009

[Signature]  
Signature Grantee or Agent

Subscribed and sworn to before me this  
22<sup>nd</sup> day of Aug, 2009

Joseph F Nery  
Notary Public



**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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)