

# UNOFFICIAL COPY

Doc#: 1925255410 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/09/2019 01:52 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:  
Closing USA, LLC  
7665 Omnitech Pl.  
Victor, NY 14564  
File No. CL190023932LD

Dec ID 20190901682860

MAIL TAX STATEMENTS TO:  
**Jonathan Gallardo**  
**Yalida Y. Gallardo**  
1401 S 61st Ct  
Cicero, IL 60804

Name & Address of Preparer:  
Larry J. Spears, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 16-20-120-001-0000

## QUITCLAIM DEED

THIS DEED made and entered into on this 30 day of May, 2019, by and between **Yalida Y. Gallardo, a married woman, joined in execution by her spouse, Jonathan Gallardo**, a mailing address of 1401 S 61st Ct, Cicero, IL 60804, hereinafter referred to as Grantor(s) and **Jonathan Gallardo and Yalida Y. Gallardo, husband and wife, as joint tenants and not as tenants in common**, a mailing address of 1401 S 61st Ct, Cicero, IL 60804, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, Illinois:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 1401 S 61st Ct, Cicero, IL 60804

Prior instrument reference: Document Number 0914035110, Recorded: 05/20/2009

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

I C O O K C O U N T Y	Town of Cicero	Address: 1401 S 61st Ct	<b>Real Estate Transfer Tax</b>
		Date: 09/09/2019 Stamp #: 2019-0262 By: [Signature]	\$50.00 Payment Type: Check Compliance #: [Blank] Exempt

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AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph c"  
Section 31-15: Real Estate Transfer Tax Act

May 30, 2019  
Date

Yalida Y. Gallardo  
Signature - Yalida Y. Gallardo

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 30th day of May, 2019.

Yalida Y. Gallardo  
Yalida Y. Gallardo

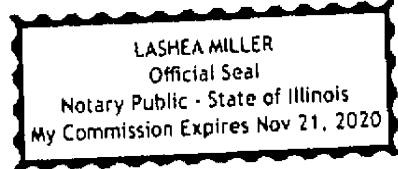
Jonathan Gallardo  
Jonathan Gallardo

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Yalida Y. Gallardo and Jonathan Gallardo, is/are 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 acknowledged that he/she/they signed, sealed and delivered said instrument as his/hers/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30th day of May, 2019.

Lashea Miller  
Notary Public  
My commission expires: 11/21/2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

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

Dated 5/30, 2019

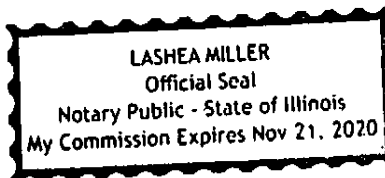
Signature: *Yalida Y. Gallardo*  
Yalida Y. Gallardo

Subscribed and sworn to before me by the Grantor

Said

this 30th day of May

20 19



*Lashea Miller* (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 a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/30, 2019

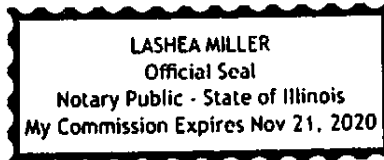
Signature: *Yalida Y. Gallardo*  
Yalida Y. Gallardo

Subscribed and sworn to before me by the Grantee

Said

this 30th day of May

20 19



*Lashea Miller* (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.

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## LEGAL DESCRIPTION

The following described real estate, situates in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 6 in A.H. Evan's Subdivision of Lot 10 in Block 12 in Mandell and Hyman's Subdivision of the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 20, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel/APN/Tax ID: 16-20-120-001-0000

Property of Cook County Clerk's Office