

1 of 2

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190039701LD

MAIL TAX STATEMENTS TO:

Donaciano T. Morales
4559 W Deming Pl
Chicago, IL 60639

NAME & ADDRESS OF PREPARER:

Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405



Doc# 1925934147 Fee \$88.00

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

EDWARD H. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 09/16/2019 02:10 PM PG: 1 OF 5

Parcel ID No.: 13-27-318-001-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 13th day of Sept, 2019, by and between **Kathryn M. Arnold, an unmarried woman and Donaciano T. Morales, an unmarried man, who acquired title as wife and husband**, a mailing address of 4559 W Deming Pl, Chicago, IL 60639, hereinafter referred to as Grantor(s) and **Donaciano T. Morales, an unmarried man**, a mailing address of 4559 W Deming Pl, Chicago, IL 60639, 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: 4559 W Deming Pl; Chicago, IL 60639

Prior instrument reference: Document Number 1220226092, Recorded: 07/20/2012

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.

S Y
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SC
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INT

REAL ESTATE TRANSFER TAX	16-Sep-2019
 CHICAGO:	806.25
CTA:	322.50
TOTAL:	1,128.75 *

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

13-27-318-001-0000 | 20190901687910 | 0-882-764-384

13-27-318-001-0000 | 20190901687910 | 0-680-503-904

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

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Executed on this 31st day of August, 2019.

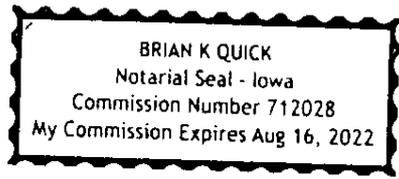
Kathryn M. Arnold
Kathryn M. Arnold

STATE OF Iowa
COUNTY OF Scott

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathryn M. Arnold 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/her/~~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 31 day of August, 2019.

Brian K Quick
Notary Public
My commission expires: Aug 16, 2022



NOTARY PUBLIC OF COOK COUNTY Clerk's Office

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

8/31/19

Date

Donaciano T. Morales

Signature - Donaciano T. Morales

Executed on this 31 day of Aug., 20 19.

Donaciano T. Morales

Donaciano T. Morales

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 Donaciano T. Morales 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/her/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 31 day of Aug, 2019

Patricia Ann Dodd

Notary Public

My commission expires: 4/10/2022



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

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LEGAL DESCRIPTION

All interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 24 in block 18 in S.S. Hayes Kelvyn Grove Addition to Chicago, a subdivision of the Southwest 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Parcel/APN/Tax ID: 13-27-318-001-0000

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

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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 8/31, 2019
Signature: [Handwritten Signature]
Donaciano T. Morales

Subscribed and sworn to before me by the Grantor

Said DONACIANO T. MORALES

this 31 day of Aug

20 19

[Handwritten Signature] (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 8/31, 2019
Signature: [Handwritten Signature]
Donaciano T. Morales

Subscribed and sworn to before me by the Grantee

Said DONACIANO T. MORALES

this 31 day of AUG

20 19

[Handwritten Signature] (Notary Public)
Illinois



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.