

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:

NationalLink
1000 Commerce Dr Suite 300
Pittsburgh, PA 15275
File No. 100417664

MAIL TAX STATEMENTS TO:

Victor Lagunas
Elis A. Loeza
Ricardo Lagunas
3752 W Lyndale
Chicago, IL 60647

Name & Address of Preparer:

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

Parcel ID No.: 13-35-111-018



1927408099

Doc# 1927408099 Fee \$93.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2019 01:36 PM PG: 1 OF 5

QUITCLAIM DEED

THIS DEED made and entered into on this 27 day of August, 2019, by and between **VICTOR LAGUNAS and ELISA LOEZA**, husband and wife, not in tenancy in common but in joint tenancy, a mailing address of 3752 W Lyndale, Chicago, IL 60647, hereinafter referred to as Grantor(s) and **VICTOR LAGUNAS and ELISA LOEZA**, husband and wife and **RICARDO LAGUNAS**, an unmarried man, as joint tenants with the right of survivorship and not as tenants in common, a mailing address of 3752 W Lyndale, Chicago, IL 60647, 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: 3752 W Lyndale, Chicago, IL 60647

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.

REAL ESTATE TRANSFER TAX		30-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-35-111-018-0000 20190801677404 0-188-588-640		

REAL ESTATE TRANSFER TAX		30-Aug-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-35-111-018-0000 20190801677404 0-135-635-552		

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

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

08-27-2019
Date

Victor Llagunas
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 27 day
of August, 2019.

Victor Llagunas
VICTOR LAGUNAS

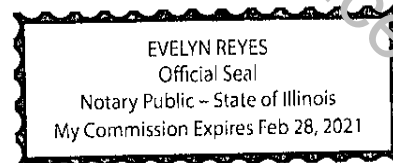
Elisa Loeza
ELISA LOEZA
EB. E-L

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 VICTOR LAGUNAS and ELISA LOEZA, 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 27 day of August, 2019.

Evelyn Reyes
Notary Public
My commission expires: 02-28-2021



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

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EXHIBIT A LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 18 IN GUSTAF W. HALLBOM'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCKS 3 AND 4 IN HAMBLETON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY AS CONVEYED FROM ESTEBAN RIVERA, A BACHELOR TO VICTOR LAGUNAS AND ELIS A LOEZA, HUSBAND AND WIFE, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY AS DESCRIBED IN WARRANTY DEED, DOC# 97000019, DATED 12/16/1996, RECORDED 01/02/1997, IN COOK COUNTY RECORDS.

PARCEL ID NUMBER: 13-35-111-018

PROPERTY COMMONLY KNOWN AS: 3752 W LYNDAL, CHICAGO, IL 60647

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STATEMENT BY GRANTOR AND GRANTEE

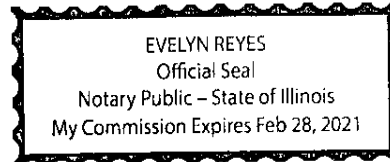
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 August 27, 2019.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Victor Lagunas this 27, day of August, 2019.

[Signature]
Notary Public
My commission expires: 02-28-2021



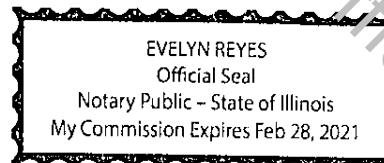
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated August 27, 2019.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Victor Lagunas this 27, day of August, 2019.

[Signature]
Notary Public
My commission expires: 02-28-2021



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.)

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF COOK)

VICTOR LAGUNAS/ELIS A LOE, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 3752 W LYNDAL STREET, CHICAGO, IL 60647

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- ☒ A. The sale or exchange is of an entire tract of land not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- ☐ B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
- ☐ 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - ☐ 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - ☐ 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - ☐ 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - ☐ 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - ☐ 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - ☐ 7. The conveyance is made to correct descriptions in prior conveyances.
 - ☐ 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - ☐ 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - ☐ 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - ☐ 11. Other: _____

☐ C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Evelyn Reyes
this 27TH day of August, 2019.

[Signature]
Signature of Notary Public

[Signature]
Signature of Affiant

