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Doc#: 1931916128 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/15/2019 12:49 PM Pg: 1 of 5

Dec ID 20191101643590
ST/CO Stamp 0-666-110-304
City Stamp 0-129-239-392

QUITCLAIM DEED 1915649 IL/RTC

GRANTOR, MIGUEL GUZMAN, an unmarried man, and COURTNEY N. SANCHEZ, an unmarried woman, who acquired title as a married couple (herein, "Grantor"), whose address is 5831 S. Nottingham Avenue, Chicago, IL 60638, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, MIGUEL GUZMAN, an unmarried man (herein, "Grantee"), whose address is 5831 S. Nottingham Avenue, Chicago, IL 60638, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 5831 S. Nottingham Avenue,
Chicago, IL 60638

Permanent Index Number: 19-18-126-(19-0000)

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 2 day of November, 2019

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

When recorded return to:
MIGUEL GUZMAN MP
5831 S. NOTTINGHAM AVENUE
CHICAGO, IL 60638

Send subsequent tax bills to:
MIGUEL GUZMAN
5831 S. NOTTINGHAM AVENUE
CHICAGO, IL 60638

This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

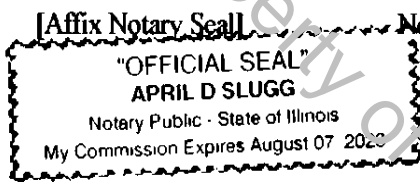
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GRANTOR

Courtney N. Sanchez
COURTNEY N. SANCHEZ

STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on October 25, 2019, by COURTNEY N. SANCHEZ.



Notary Signature: April D Slugg
Printed name: April D Slugg
My commission expires: August 07, 2023

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Miguel Azurin
Signature of Buyer/Seller/Representative
11/2/19
Date

Property of Cook County Clerk's Office

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GRANTOR

Miguel Guzman

STATE OF ILLINOIS
COUNTY OF COOK

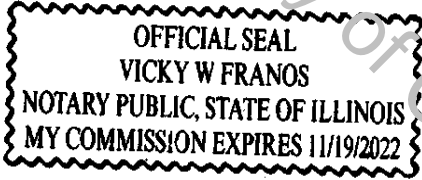
This instrument was acknowledged before me on NOVEMBER 2, 2019, by MIGUEL GUZMAN.

[Affix Notary Seal]

Notary Signature: Vicky W. Franos

Printed name: VICKY W FRANOS

My commission expires: 11/19/2022



Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

THE NORTH FORTY-ONE (41) FEET OF THE SOUTH EIGHT-TWO (82) FEET OF LOT EIGHT (8) IN BLOCK NINETY-FIVE (95) IN FREDERICK H. BARLETT'S SIXTH ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION OF THE NORTHWEST QUARTER (NW 1/2) OF SECTION EIGHTEEN (18), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE THIRTEEN (6), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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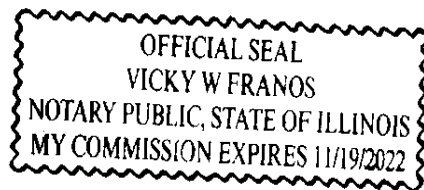
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 11/02/2019

Signature: *Miguel Guzman*
[Redacted]

Subscribed and sworn to before me by the said MIGUEL GUZMAN this 2 day of NOVEMBER, 2019.



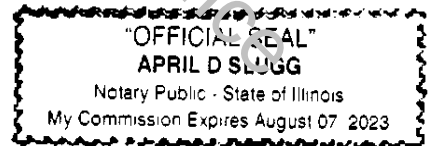
Notary Public *[Signature]*

The grantee or his/her agent affirms that, to the best of his/her 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: 10/25/2019

Signature: *Courtney Sanchez*
Grantee or Agent

Subscribed and sworn to before me by the said Courtney Sanchez this 25th day of October, 2019.



Notary Public *April D Slugg*

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 Act.)