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Doc# 1936517012 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/31/2019 10:12 AM PG: 1 OF 3

QUIT CLAIM DEED Joint Tenants

THIS INDENTURE WITNESSETH, that the Grantor(s), MAGDALENA DUARTE, divorced and not since remarried, of 4750 S. Racine, Chicago, Illinois 60609, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, CONVEYS and QUIT CLAIMS to **Magdalena Castaneda and Pedro Duarte** not in Tenancy in Common but in **Joint Tenancy** with rights of survivorship, all interest in the following described Real Estate situated in Cook County, Illinois, as follows:

LOT 15 AND LOT 16, IN THE SUBDIVISION OF THE SOUTH HALF OF LOT 2, IN THE ASSESSOR'S DIVISION OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-20-401-052-0000, 17-20-401-051-0000
Address of Real Estate: 1114 -1116 W. 18th St., Chicago, Illinois 60608

Subject to covenants, conditions, restrictions and easements of record and general real estate taxes for the year 2019 and subsequent years.

This Property is not subject to the Homestead Laws of the State of Illinois.

Dated this 20th Day of November, 2019

Magdalena Duarte

This Deed represents a transaction exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act

REAL ESTATE TRANSFER TAX	31-Dec-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

17-20-401-052-0000 | 20191201680971 | 0-145-501-536

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

REAL ESTATE TRANSFER TAX	31-Dec-2019
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

17-20-401-052-0000 | 20191201680971 | 0-657-581-408

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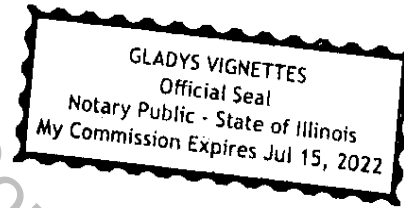
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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Magdalena Duarte, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (they) signed, sealed, and 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.

Given under my hand and Notarial Seal this 20th day of November, 2019.


Notary Public



This Instrument was prepared by:
Rob Roe and Associates P.C.
111 W Jackson Blvd, Suite 1700
Chicago IL 60604

Future Tax Bills to:
Magdalena Castaneda and Pedro Duarte
1135 Westgate Street, Apt 701
Oak Park, IL 60301

After recording return document to:
Rob Roe & Associates P.C.
111 W Jackson Suite 1700
Chicago, IL 60604

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (**ABI**) 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 another 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: 11 | 20 | 2019

SIGNATURE: *Magdalena Duarte*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

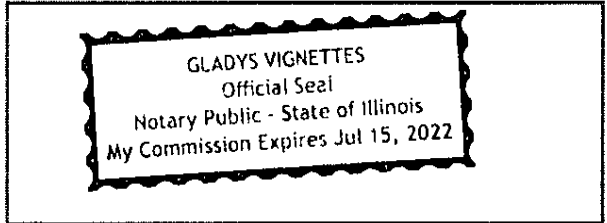
Gladys Vignettes

By the said (Name of Grantor): *Magdalena Duarte*

On this date of: 11 | 20 | 2019

NOTARY SIGNATURE: *Gladys Vignettes*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 11 | 20 | 2019

SIGNATURE: *Magdalena Duarte*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

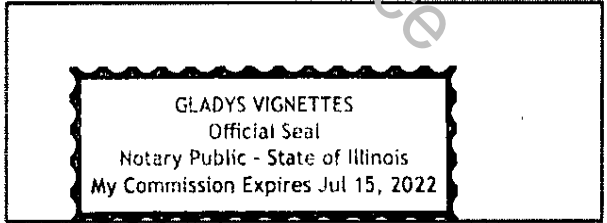
Gladys Vignettes

By the said (Name of Grantee): *Magdalena Duarte*

On this date of: 11 | 20 | 2019

NOTARY SIGNATURE: *Gladys Vignettes*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)