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Doc# 2001346371 Fee \$93.00

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

EDWARD M. MOODY



COOK COUNTY RECORDER OF DEEDS

DATE: 01/13/2020 02:09 PM PG: 1 OF 8

REAL ESTATE TRANSFER TAX		26-Nov-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-19-129-043-0000 | 20191101649352 | 1-227-135-328

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

REAL ESTATE TRANSFER TAX		26-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-19-129-043-0000 | 20191101649352 | 0-031-175-008

Commitment Number: 100444482

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
National Link
1000 Commerce Drive
Suite 300
Pittsburgh, PA 15275

Mail Tax Statements To: JUAN BELTRA: 3636 N. Nordica Ave, Chicago, IL 60634

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-19-129-043-0000

QUITCLAIM DEED



Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100



JUAN BELTRAN, a married man, and MARIA J. ADAN, single, as joint tenants, whose mailing address is 3636 N. Nordica Ave, Chicago, IL 60634, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to JUAN BELTRAN, hereinafter grantee, whose tax mailing address is 3636 N. Nordica Ave, Chicago, IL 60634, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE SOUTH 30 FEET OF LOT 2 IN BLOCK 12 IN W.F. KAISER AND COMPANY'S ADDISON HEIGHTS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Being the same property conveyed to **JUAN BELTRAN** and **MARIA J. ADAN**, by deed of **DANIELA FITA**, recorded **1531729054** in Cook County Records.

Property Address is: 3636 N. Nordica Ave., Chicago, IL 60634

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Office of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 11, 22, 19

Ryan Belton
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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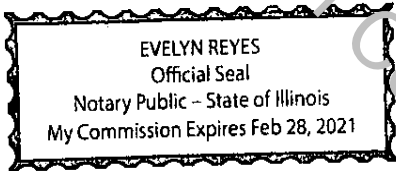
Executed by the undersigned on 11, 22, 2019:

Juan Beltran
JUAN BELTRAN

Maria J. Adan
MARIA J. ADAN

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on November 22, 2019 by **JUAN BELTRAN** and **MARIA J. ADAN** who are personally known to me or have produced IL Drivers License identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

ACKNOWLEDGEMENT

State of Illinois

County of Cook

On November 22, 20 19 before me, Evelyn Reyes, a notary public, personally appeared

Juan Beltran

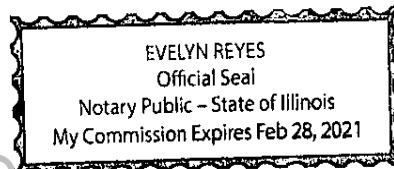
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature [Handwritten Signature] (Seal)

Printed Name Evelyn Reyes

Commission Expires 02-28-2021



Cook County Clerk's Office

UNOFFICIAL COPY

ACKNOWLEDGEMENT

State of Illinois

County of _____

On November 22, 2019 before me, Evelyn Reyes, a notary public, personally appeared

Maria T Adan

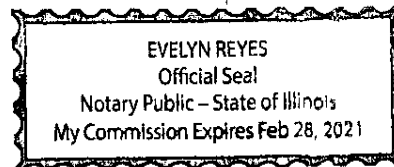
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature [Handwritten Signature] (Seal)

Printed Name Evelyn Reyes

Commission Expires 02-28-2021



Cook County Clerk's Office

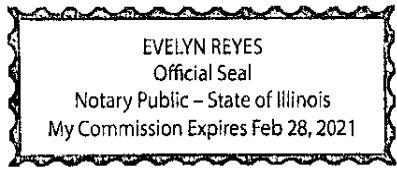
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STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 November 22, 2019

Juan Beltran
Signature of Grantor or Agent



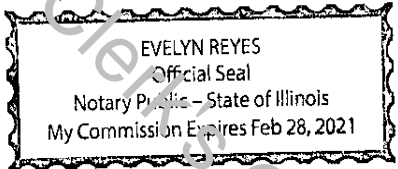
Subscribed and sworn to before
Me by the said Juan Beltran
this 22 day of November,
2019.

NOTARY PUBLIC [Signature]

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 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.

Date November 22, 2019

Juan Beltran
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Juan Beltran
This 22 day of November,
2019.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

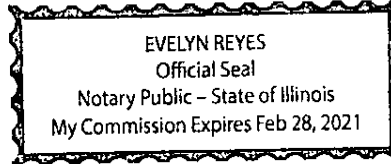
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STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 November 22, 2019

Maria Adan
Signature of Grantor or Agent



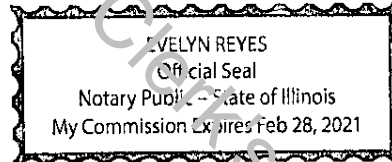
Subscribed and sworn to before
Me by the said Maria J Adan
this 22 day of November,
2019.

NOTARY PUBLIC [Signature]

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 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.

Date November 22, 2019

Juan Beltran
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Juan Beltran
This 22 day of November,
2019.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)