

UNOFFICIAL COPY

QUIT CLAIM DEED  
ILLINOIS STATUTORY



Doc# 2002346221 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2020 01:47 PM PG: 1 OF 4

MAIL TO:

Edith Valencia  
1219 Gunderson Ave.  
Berwyn, IL 60402

NAME & ADDRESS OF TAXPAYER:

Samee

RECORDER'S STAMP

THE GRANTOR(S) Edith Roman, a single person & not a party to a Civil Union  
Favian Roman, a single person & not a party to a Civil Union  
of the City of Berwyn County of Cook State of Illinois  
for and in consideration of Ten & no/100 DOLLARS  
and other good and valuable considerations in hand paid,  
CONVEY(S) AND QUIT CLAIM(S) to Edith Valencia

(GRANTEE'S ADDRESS) 1219 Gunderson Ave.  
of the City of Berwyn County of Cook State of Illinois  
all interest in the following described real estate situated in the County of COOK, in the State of Illinois,  
to wit:

See Attached Legal Description

REAL ESTATE TRANSFER TAX		23-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-19-206-013-0000   20200101683855   0-323-867-488		

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH d OF THE BERWYN CITY  
CODE SEC. 888.06 AS A REAL ESTATE  
TRANSACTION  
DATE 1-23-2020 TELLER *JK*

NOTE: If complete legal cannot fit in this space, leave blank and attach a  
separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 16-19-206-013-0000  
Property Address: 1219 Gunderson Ave., Berwyn, IL 60402

Dated this \_\_\_\_\_ day of January, 2020  
(Seal) *Favian Roman* (Seal)  
Favian Roman  
(Seal) *Edith Roman* (Seal)  
Edith Roman

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

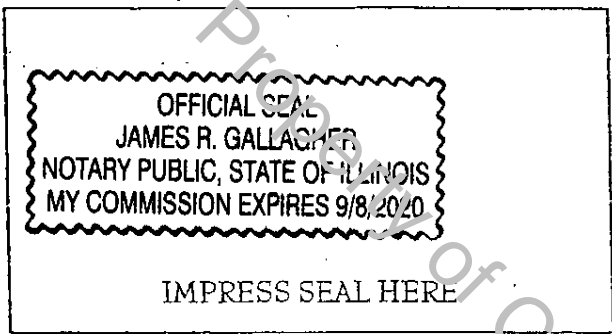
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STATE OF ILLINOIS } ss.  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edith Roman and Favian Roman, both single persons & neither is a party to a Civil Union personally known to me to be the same person s. whose name s \_\_\_\_\_ are \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ the y \_\_\_\_\_ signed, sealed and delivered the 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 18th day of January, 2010, IX

My commission expires on 9/8/2020, IX James R. Gallagher Notary Public



Cook COUNTY - ILLINOIS TRANSFER STAMP

\* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
Atty. James R. Gallagher  
3960 W. 26th St.  
Chicago, IL 60623

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: 1/18/2020  
Edith Valencia  
Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/35-020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

TO  
FROM

DEPT CLERK DEEDS  
ILLINOIS STATUTORY

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LOT 44 AND 45 (EXCEPT THE NORTH 16 2/3 FEET THEREOF) IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1,2 AND 3 IN THE SUBDIVISION OF SECTION 19, 9EXCEPT THE SOUTH 300 ACRES THEREOF), TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-19-206-013-0003, VOLUME 002

which currently has the address of 1210 SOUTH GUNDERSON AVE

BERWYN

[City]

[Street]

, Illinois

60402

[Zip Code]

("Property Address"):

Property of Cook County Clerk's Office

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## Statement by Grantor and Grantee

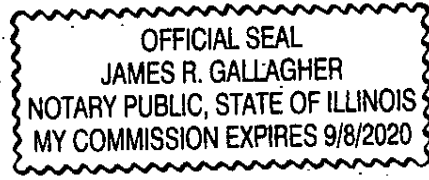
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

Dated: Jan 18, 2020

James R. Gallagher  
Grantor or Agent

STATE OF ILLINOIS, County of Cook  
Subscribed and sworn to before me  
by the said Grantor  
this 18th day of January, 2020

James R. Gallagher  
Notary Public



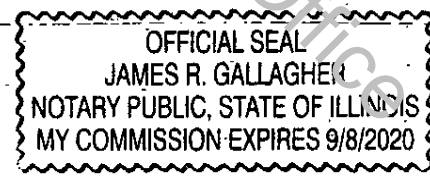
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Jan 18, 2020

Edith Valencia  
Grantee or Agent

STATE OF ILLINOIS, COUNTY OF Cook  
Subscribed and sworn to before me  
by the said Edith Valencia  
this 18th day of January, 2020

James R. Gallagher  
Notary Public



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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.