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QUIT CLAIM DEED

Mail to &

Send Subsequent Tax Bill to:

Guillebaldo Zacarias  
4619 S. Talman Ave.  
Chicago, IL 60632



Doc# 2004546085 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2020 09:25 AM PG: 1 OF 3

THE GRANTOR, Heudy Villanueva, a single person of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS TO Guillebaldo Zacarias and Miriam Rico, husband and wife of 4619 South Talman Avenue, Chicago, Illinois 60632, not as tenants in common and not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

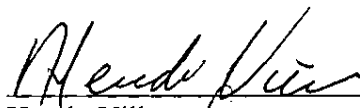
LOT 39 IN BLOCK 1 IN R.J. SCHLESINGER AND KAREL V. JANOVSKY'S SUBDIVISION OF THE EAST 10 ACRES OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4619 South Talman Avenue, Chicago, Illinois 60632  
PIN: 19-01-425-007-0000

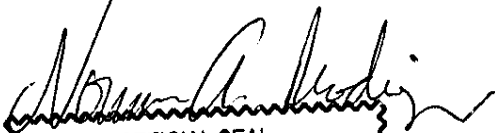
The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent tax years.

DATED this 31 day of January, 2020



  
\_\_\_\_\_  
Heudy Villanueva (SEAL)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 31-45, PROPERTY TAX CODE

  
OFFICIAL SEAL  
NORMA A. RODRIGUEZ  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/17/23

01/31/2020

1-31-2020  
Date   
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		11-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-01-425-007-0000   20200201612124   1-324-910-432		

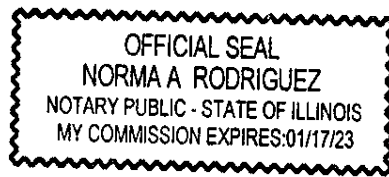
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STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that Heudy Villanueva, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument (her)his free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead.

WITNESS my hand and official seal this 31<sup>st</sup> day of January, 2020.

Norma A. Rodriguez  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		11-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-01-425-007-0000 | 20200201612124 | 1-175-786-336

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

**Prepared by:**  
Stanislaw J. Skupien  
LAW OFFICE OF STANISLAW J. SKUPIEN, P.C.  
7015 West Archer Avenue  
Chicago, Illinois 60638  
708.523.0011

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their 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 January 31, 2020 Signature Heidi Veira  
Grantor or Agent

Subscribed and sworn to before me by the said Heidi Villaverde affiant this  
31<sup>st</sup> day of January, 2020.

Notary Public Norma A. Rodriguez



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 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 January 31, 2020 Signature Miriam Rico  
Grantee or Agent

Subscribed and sworn to before me by the said Miriam Rico affiant this  
31<sup>st</sup> day of January, 2020.

Notary Public Norma A. Rodriguez

