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2005113043D

Doc# 2005113043 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2020 10:29 AM PG: 1 OF 3

QUIT CLAIM DEED

THE GRANTOR(S) Remedio Guzman Nino, a married woman, of 4610 S. Wolcott Avenue, Chicago, Illinois 60609, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Gerardo E. Gradiz and Jazmin A. Ramirez, husband and wife, of 4610 S. Wolcott Avenue, Chicago, IL 60609, not as Tenants in Common, nor as Joint Tenants with Right of Survivorship, but as Tenants by the Entirety, all right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 5 IN FREDERICK B. CLARK'S SUBDIVISION OF BLOCK 7 IN STONE AND WHITNEY'S SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-06-419-023-0000

Commonly known as: 4610 S. Wolcott Avenue, Chicago, IL 60609

SUBJECT TO: General real estate taxes not yet due and payable.

TO HAVE AND TO HOLD said premises forever.

Dated this 4th day of February 20 20

Remedio Guzman Martinez
Remedio Guzman Nino aka Remedio Guzman Martinez

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COUNTRY OF _____)
SS. UNITED MEXICAN STATES)
STATE OF GUERRERO)
CITY OF ACAPULCO) SS:
U.S. CONSULAR SERVICES)
STATE OF _____)

REAL ESTATE TRANSFER TAX		20-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-06-419-023-0000 20200201619170 1-296-410-464		

REAL ESTATE TRANSFER TAX		20-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-06-419-023-0000 20200201619170 0-180-582-240		

Quit Claim Deed - Individual

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

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I, the undersigned, a ^{U.S. Consular Agent} ~~Notary Public~~ in and for said Country, in the State aforesaid, CERTIFY THAT Remedio Guzman Martinez - - -, 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 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.

Dated this 4th day of February 2020



Alexander Richards
United States Consular Agent
Acapulco, Mexico



Prepared by:

Nery & Richardson LLC
4258 W. 63rd Street
Chicago, IL 60629

Mail To:

Gerardo E. Gradiz
Jazmin A. Ramirez
4610 S. Wolcott
Chicago, IL 60609

Name and Address of Taxpayer:

Gerardo E. Gradiz
Jazmin A. Ramirez
4610 S. Wolcott
Chicago, IL 60609

Property of 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 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 February 4th, 2020

Signature: Remedio Guzman Martinez
Grantor or Agent

Subscribed and sworn to before me

By the said grantor, Remedio Guzman Nino aka Remedio Guzman Martinez

This 4th day of February, 2020

Notary Public Alexander Richards, U.S. Consular Agent



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 title to real estate under the laws of the State of Illinois.

Date Feb 4, 2020

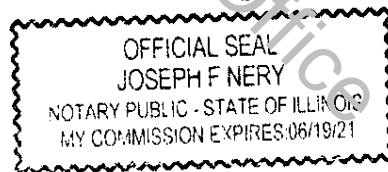
Signature: Jaymie
Grantee or Agent

Subscribed and sworn to before me

By the said José Maria A. Ramirez

This 4th day of February, 2020

Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)