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QUIT CLAIM DEED (Illinois Statutory)



Doc# 2005913150 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2020 03:51 PM PG: 1 OF 3

After Recording Mail To:
Ryan W. Gardner
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, IL 60173

Send Subsequent Tax Bills To:
William and Lisa Barroso
1328 S. Federal Street, Unit O
Chicago, IL 60605

THE GRANTORS, William Barroso and Lisa Barroso, husband and wife, of 7216 S. Cornell Avenue, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Barroso Properties LLC, an Illinois Limited Liability Company, organized under the state laws of Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 20-25-112-019-0000

Address of Real Estate: 7216 S. Cornell Avenue, Chicago, Illinois 60649

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD said premises forever.

William Barroso

Lisa Barroso

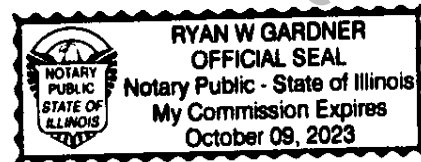
Dated this 4th day of February, 2020.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Barroso and Lisa Barroso, personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 4th day of February, 2020.

NOTARY PUBLIC (SEAL)



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act. Dated this 4th day of February, 2020.

Signature of Buyer-Seller or their Representative

Prepared by: Ryan W. Gardner, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173
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EXHIBIT A – LEGAL DESCRIPTION


THE NORTH HALF OF LOT 16 IN ENGERS COOK AND HOLINGERS SUBDIVISION OF LOT 6 IN SIPPS SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-25-112-019-0000

Property Address: 7216 S. Cornell Avenue, Chicago, Illinois 60649

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		28-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-25-112-019-0000 20200201621862 0-435-943-264		

REAL ESTATE TRANSFER TAX		28-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-25-112-019-0000 20200201621862 1-430-925-152		

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

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

Dated February 4, 2020.

Ryan W. Gardner
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 4th day of February, 2020.

Notary Public

Jessica Benitez



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

Dated February 4, 2020.

Ryan W. Gardner
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 4th day of February, 2020.

Notary Public

Jessica Benitez



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.