

# UNOFFICIAL COPY

Doc#: 2015557144 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/03/2020 10:23 AM Pg: 1 of 4

**Return To:**

Juan C. Hernandez  
1703 N. Washtenaw Ave.,  
Chicago, IL 60647

Dec ID 20200501675676  
ST/CO Stamp 1-910-396-128  
City Stamp 0-371-774-688

**This Instrument Prepared by:**

Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**

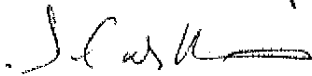
Juan C. Hernandez  
1703 N. Washtenaw Ave.,  
Chicago, IL 60647

Order #: OC20013227

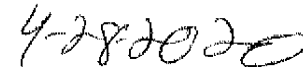
**This space for recording information only**

## QUIT CLAIM DEED

Tax Exempt under   F  



JUAN C. HERNANDEZ



Date

**GRANTORS,**

JUAN C. HERNANDEZ, single and MERRI K. HERNANDEZ, single, who acquired title as husband and wife, in joint tenancy  
5438 W Wrightwood Ave,  
Chicago, IL 60639

for and in consideration of ONE AND 00/100 DOLLAR (\$1.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

**GRANTEES,**

JUAN C. HERNANDEZ, single  
1703 N. Washtenaw Ave.,  
Chicago, IL 60647

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

LOTS 32 AND 33 IN BLOCK 4 IN WRIGHTWOOD AVENUE ADDITION TO CHICAGO, IN THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN: 13-28-313-029-0000 and 13-28-313-030-0000**

**Property Address: 5438 W Wrightwood Ave, Chicago, IL 60639**

**Preparer has examined no underlying title documentation regarding this deed**

OC 20013227  
FIDELITY NATIONAL TITLE

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

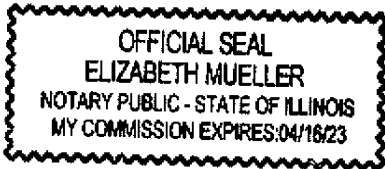
Juan C. Hernandez  
JUAN C. HERNANDEZ

4-28-2020  
Date



State of Illinois


County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 28 April, 2020, by JUAN C. HERNANDEZ, who are personally known to me or have produced Drivers License as identification and who signed this instrument willingly.



Elizabeth Mueller  
NOTARY SIGNATURE

REAL ESTATE TRANSFER TAX		07-May-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-28-313-030-0000   20200501675676   1-910-396-128		

REAL ESTATE TRANSFER TAX		07-May-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-28-313-030-0000   20200501675676   0-371-774-688		

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

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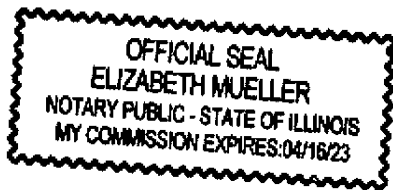
IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Merrick Hernandez  
MERRI K. HERNANDEZ

4/28/2020  
Date

State of Illinois  
County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 28th April, 2020, by MERRI K. HERNANDEZ, who are personally known to me or have produced Illinois License as identification and who signed this instrument willingly.



Elizabeth Mueller  
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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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 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 4-28, 2020  
Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before [Signature]  
Me by the said Juan Hernandez  
this 28 day of April, 2020.



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 4-28, 2020  
Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before  
Me by the said Juan Hernandez  
This 28 day of April, 2020.



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.)