

# UNOFFICIAL COPY



**After Recording Return to:**  
**Loop Clerking Service, Inc**  
77 W Washington St, Ste 1414,  
Chicago IL 60602  
312-508-5565

Doc# 2026157030 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2020 01:15 PM PG: 1 OF 4

**Instrument Prepared By:**

Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

**Mail Tax Statements To:**

Valenzuela Family Residence 4913 LLC  
4913 South Kolin Avenue,  
Chicago, IL 60632

**Tax Parcel ID Number:**

19-10-217-005-0000

**Order Number:**

R20-131376

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: \_\_\_\_\_, date 8/14/2020

ALEJANDRO VALENZUELA

Dated this 14 day of AUG, 2020. WITNESSETH,

that, **ALEJANDRO VALENZUELA**, a married man joined by his wife **ANA G. VALENZUELA**, whose address is 4913 South Kolin, Chicago, IL 60632, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **VALENZUELA FAMILY RESIDENCE 4913 LLC**, whose address is 4913 South Kolin, Chicago, IL 60632, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 4913 South Kolin Avenue, Chicago, IL 60632, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel Number: 19-10-217-005-0000

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

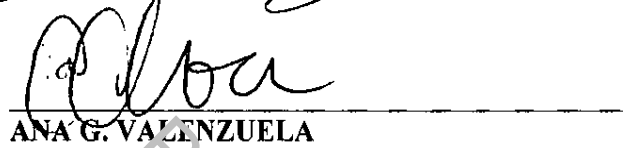
In all references herein to any parties, persons, entities or corporations, the use of any particular

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gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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

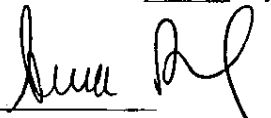
  
ALEJANDRO VALENZUELA

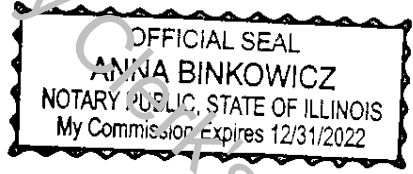
  
ANA G. VALENZUELA



STATE OF IL )  
COUNTY OF COOK ) ss.

I, Anna Binkowicz, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **ALEJANDRO VALENZUELA and ANA G. VALENZUELA**, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.


Given under my hand official seal this 14 day of AUG 2020.

  
Notary Public  
My Commission Expires: 12-31-22



REAL ESTATE TRANSFER TAX		17-Sep-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-10-217-005-0000 | 20200801677257 | 1-493-039-584

REAL ESTATE TRANSFER TAX		27-Aug-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-10-217-005-0000 | 20200801677257 | 1-737-558-496

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

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## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Lot 36 in Block 9 in Archer Highlands, being H.H. Wessel and Company's Subdivision of the West 1/2 of the Northeast 1/4 (except the West 20 acres thereof) in Section 10, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 4913 South Kolin Avenue, Chicago, IL 60632

Assessor's Parcel No.: 19-10-217-005-0000

Property of Cook County Clerk's Office

# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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

Dated Aug 25, 2020 Signature: Kristi Martineau  
Grantor or Agent

Subscribed and sworn to before me by the  
said Kristi Martineau agent  
this 25 day of AUGUST  
2020

Kristi Martineau

[Signature]  
Notary Public



ALAN HODGES  
Notary Public, State of Ohio  
My Comm. Expires 9-20-24

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 Aug 25, 2020 Signature: Kristi Martineau  
Grantee or Agent

Subscribed and sworn to before me by the  
said Kristi Martineau agent  
this 25 day of AUGUST  
2020

Kristi Martineau

[Signature]  
Notary Public



ALAN HODGES  
Notary Public, State of Ohio  
My Comm. Expires 9-20-24

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.]