

UNOFFICIAL COPY

Doc#: 2026539143 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/21/2020 11:18 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20200701640756
ST/CO Stamp 1-295-339-232
City Stamp 0-221-597-408

FIRST AMERICAN TITLE
FILE # 3005267

(The space above for Recorder's use only)

THE GRANTOR(S), Teresa Guerra FKA Teresa Zembal, a married woman, as sole Director of Terra Corp, a dissolved Illinois company, pursuant to the winding up statute 805 ILCS 5/12, et seq, CONVEYS and QUIT CLAIMS to

Teresa Guerra FKA Teresa Zembal, of 6 North Trail, Lemont IL 60439,

the following described Real Estate situated in Cook County, Illinois, commonly known as 2419 W Gladys Ave, Chicago IL 60612, legally described as:

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; building lines of record; and general real estate taxes for 2019 and subsequent years.

County-Illinois transfer stamps exempt under provisions of paragraph e Section 4, Real Estate Transfer Act.

Date: 7/23/2020

X Teresa Guerra
Buyer/Seller/Representative

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number (PIN): 16-13-222-040-0000

Address(es) of Real Estate: 2419 W Gladys Ave, Chicago IL 60612

Dated this 23RD day of JULY, 2020.

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Teresa Guerra

By Teresa Guerra, sole Director of Terra Corp. a dissolved Illinois company.

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Teresa Guerra, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of JULY 2020.

Commission expires 5/19/2021 *Kathleen Lane*
NOTARY PUBLIC

This instrument was prepared by: Kathleen Lane, 1234 Sherman Ave #201 Evanston IL 60202

MAIL TO:
Kathleen Lane
1234 Sherman Ave #201
Evanston IL 60202

SEND SUBSEQUENT TAX BILLS TO:
Teresa Guerra
6 North Trail
Lemont, IL 60439



[Faint, illegible text in a box]

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: LOT 36 IN EEE RESUBDIVISION BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF CHAPMAN BROS. SUBDIVISION, B.W. THOMAS SUBDIVISION, G.M. BOGUE'S SUBDIVISION AND CIRCUIT COURT PARTITION, ALL IN BLOCKS 6 AND 7 OF ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511819084, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-13-222-040-0000 (Vol. 557)

Property Address: 2419 West Gladys Avenue, Chicago, Illinois 60612

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 7 | 23 | 2020

SIGNATURE: *Teresa Guerra*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

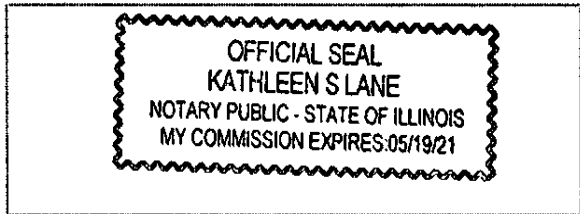
KATHLEEN S LANE

By the said (Name of Grantor): *TERESA GUERRA*

On this date of: 7 | 23 | 2020

NOTARY SIGNATURE: *Kathleen Lane*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 7 | 23 | 2020

SIGNATURE: *Teresa Guerra*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

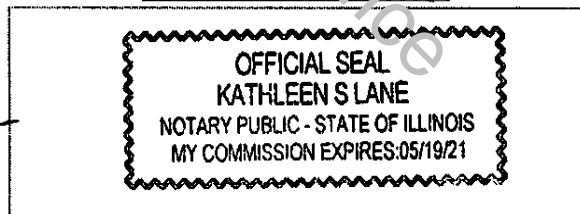
Kathleen S Lane

By the said (Name of Grantee): *TERESA GUERRA*

On this date of: 7 | 23 | 2020

NOTARY SIGNATURE: *Kathleen Lane*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)