

QUIT CLAIM DEED
ILLINOIS STATUTORY

Doc#: 2027607223 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2020 11:12 AM Pg: 1 of 3

Dec ID 20200401668176
ST/CO Stamp 1-333-465-568
City Stamp 1-029-153-248

Mail to:

ANTHONY N PANZICA
ATTORNEY AT LAW
2510 W IRVING PARK ROAD STE A
CHICAGO, IL 60618

Name & Address of Taxpayer:

JUAN C DELGADO
MARIO DELGADO
2536 N LARAMIE AVE
CHICAGO, IL 60639

(Space for Recorder's Use)

THE GRANTOR(S), MARIO DELGADO, married man

of the CITY of CHICAGO, County of COOK State of ILLINOIS
for and in consideration of TEN (10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to
THE GRANTEE(S), JUAN C DELGADO & ROSAURA DELGADO (husband&wife) and MARIO DELGADO, married man,
JOINT TENANTS


(Grantee's Address) 2536 N LARAMIE AVE, CHICAGO, IL 60639

of the CITY of CHICAGO, County of COOK State of IL
in the form of ownership: JOINT TENANTS

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:
THE SOUTH 9 FEET OF LOT 42 AND ALL OF LOT 43 (EXCEPT THE SOUTH 1 FOOT) IN HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NUMBER 20 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



PIN # 13-28-321-043-0000

COMMONLY KNOW AS : 2536 N LARAMIE AVE, CHICAGO, ILL

REAL ESTATE TRANSFER TAX		16-Aug-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-28-321-043-0000 | 20200401668176 | 1-029-153-248

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

REAL ESTATE TRANSFER TAX		16-Aug-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-28-321-043-0000 | 20200401668176 | 1-333-465-568

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 13-28-321-043-0000

Property Address: 2536 N LARAMIE AVE, CHICAGO, IL 60639

UNOFFICIAL COPY

Dated this 27 day of JULY, 2020

(Seal)

[Signature]

MARIO DELGADO

(Seal)

(Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

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 MARIO DELGADO

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

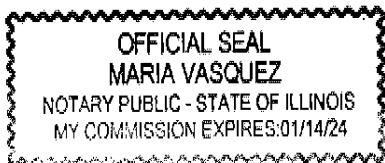
Given under my hand and notarial seal this 27 day of JULY, 2020

[Signature]

Notary Public

(Seal)

My commission expires: 11/14/2024



COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

ANTHONY N PANZICA
ATTORNEY AT LAW
2510 W IRVING PARK ROAD STE A
CHICAGO, IL 60618

or
Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

Date: JULY 27, 2020

[Signature]

MARIO DELGADO

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

**THIS INSTRUMENT FILED FOR RECORD
BY ALLIANCE TITLE CORPORATION AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO IT'S EXECUTION OR AS
TO THE EFFECT UPON TITLE.**

ALLIANCE TITLE CORPORATION.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 07 | 27 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

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

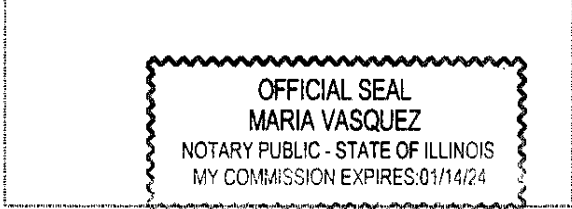
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Mario Delgado (Married Person)

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 27 | 2020

NOTARY SIGNATURE: [Signature]



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

DATED: 07 | 27 | 2020

SIGNATURE: _____
GRANTEE or AGENT

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

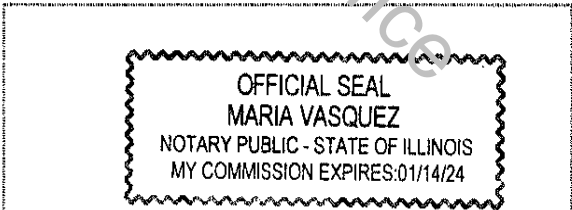
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Juan C Delgado (Married Man)

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 27 | 2020

NOTARY SIGNATURE: [Signature]



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 **SECTION 4** of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)