

UNOFFICIAL COPY

Doc#: 2028939290 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/15/2020 04:09 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190062167LD

Dec ID 20200801654751

MAIL TAX STATEMENTS TO:

Eralda Poshi Horton and Kathryn Horton
2274 Cedar Street
Des Plaines, IL 60018

Name & Address of Preparer:

Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 09-28-307-046-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 30 day of December, 2019, by and between **Eralda Poshi Horton F/K/A Eralda P. Ortiz, a married woman, who acquired title as single, joined in execution by her spouse, Kathryn Horton**, a mailing address of 2274 Cedar Street, Des Plaines, IL 60018, hereinafter referred to as Grantor(s) and **Eralda Poshi Horton and Kathryn Horton, a married couple, as joint tenants with right of survivorship and not as tenants in common**, a mailing address of 2274 Cedar Street, Des Plaines, IL 60018, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 2274 Cedar Street, Des Plaines, IL 60018

Prior instrument reference: Document Number 1403819054, Recorded: 02/07/2014

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Exempt deed or instrument
eligible for recordation
without payment of tax.

2 Plains 7/31/2020
City of Des Plaines

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

11/6/20
Date

Du Vu
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 30 day
of DECEMBER, 2019.

Eralda Poshi Horton
Eralda Poshi Horton

F/K/A Eralda P. Ortiz
F/K/A Eralda P. Ortiz

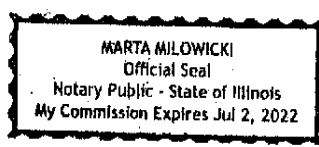
Kathryn Horton
Kathryn Horton

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Eralda Poshi Horton F/K/A Eralda P. Ortiz and Kathryn Horton** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30th day of December, 2019.

Marta Milowicki
Notary Public
My commission expires: 07-02-22



No title exam performed by the preparer. Legal description and party's names provided by the party.

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STATEMENT BY GRANTOR AND GRANTEE

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 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 12/30, 20 19

Signature: *Eralda Posh-Horton*
Grantor, or Agent

Subscribed and sworn to before me by the said ERALDA POSH HORTON this 30 day of December, 2019.

Marta Milowicki
Notary Public
My commission expires: 01-02-22



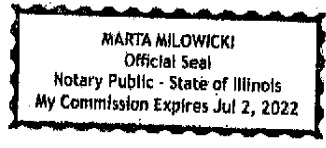
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated 12/30, 20 19

Signature: *Eralda Posh-Horton*
Grantee, or Agent

Subscribed and sworn to before me by the said AND KATHRYN HORTON this 30 day of December, 2019.

Marta Milowicki
Notary Public
My commission expires: 01-02-22



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.)

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Closing USA, LLC

Agent for Fidelity National Title Insurance Company

File Number: CL190062167LD

Loan Number: 103486579

Order No.: 25880238

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Lot 7 in B.L. Carlsen's resubdivision of Lot 1 in orchard estates, being a Subdivision of Western 8 acres of the easterly 16 acres of the Southeast quarter of the Southwest 1/4 of Section 28, Township 41 NORTH, Range 12, East of the third principal meridian, in Cook County, Illinois.

The exact quantity of land or number of acres and/or square feet contained within the property described herein is not guaranteed by this company.

Assessor's Parcel No: 09-28-307-046-0000

Property of Cook County Clerk's Office