

UNOFFICIAL COPY

Prepared By:
Cesar Alvarez

Doc#. 2029107486 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 03:23 PM Pg: 1 of 4

Dec ID 20200901681814

City Stamp 1-886-538-208

After Recording Return To:
5653 N. Spaulding Ave APT 3E
Chicago, Illinois 60659

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 08, 2020 THE GRANTOR(S),

- Silvia Soto, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Cesar Alvarez, a single person, residing at 5653 N. Spaulding Ave APT 3E, Chicago, IL, County, Illinois 60659

the following described real estate, situated in 4754 N Albany Avenue, Unit #3 Chicago, in the County of Cook, State of Illinois

Legal Description:

Unit 4754-3 in the Lawrence - Albany Condominium, as delineated on a survey of the following described real estate: Lots 8, 9, and 10 in Block 35 in the Northwest Land Association, a Subdivision of the West 1/2 of the Northwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document no. 0430319141 together with its undivided percentage interest in the common elements and which amended survey is attached as exhibit "A" to the first amendment to Declaration of condominium recorded as document number 0521439031 together with its undivided interest in the common elements.

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Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 13-13-101-033-1030

Mail Tax Statements To:
Cesar Alvarez
5653 N. Spaulding Ave APT 3E
Chicago, Illinois 60659

[SIGNATURE PAGE FOLLOWS]

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E 35 ILCS 200/31-45,
PROPERTY TAX CODE

8/31/20

DATE



BUYER, SELLER OR REPRESENTATIVE

| REAL ESTATE TRANSFER TAX | | 02-Sep-2020 |
|---|---------------|---------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

13-13-101-033-1030 | 20200901681814 | 1-866-538-208

* Total does not include any applicable penalty or interest due

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Grantor Signatures:

DATED: 7/08/2020

Silvia Soto

Silvia Soto
12246 Irving Ave.
Blue Island, Illinois, 60406

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 8th day of July, 2020
by Silvia Soto.

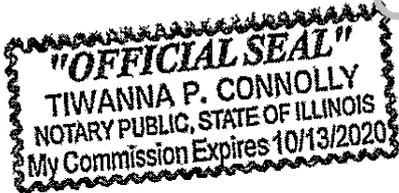
Tiwanne P. Connolly

Notary Public

NOTARY

Title (and Rank)

My commission expires 10/13/2020



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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: 8 | 20 | 2020

SIGNATURE: *Silvia Soto*
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:

Tiwanna P Connolly

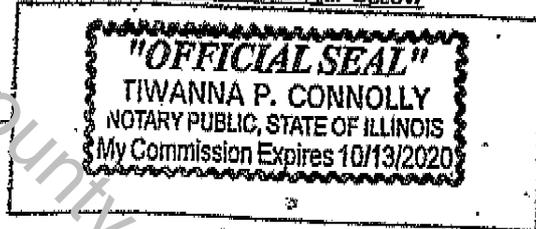
By the said (Name of Grantor): SILVIA Soto

On this date of: 8 | 20 | 2020

NOTARY SIGNATURE

Tiwanna P Connolly

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

DATED: 8 | 20 | 2020

SIGNATURE: *Cesar Alvarez*
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:

Tiwanna P Connolly

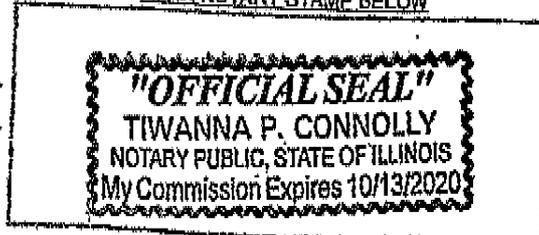
By the said (Name of Grantee): CESAR ALVAREZ

On this date of: 8 | 20 | 2020

NOTARY SIGNATURE

Tiwanna P Connolly

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