

UNOFFICIAL COPY



Chicago Title Insurance Company

**QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANTS**

Doc#: 2030562169 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 12:17 PM Pg: 1 of 3

Dec ID 20200901689093
ST/CO Stamp 1-396-494-816
City Stamp 0-322-752-992

THE GRANTOR(S), Jose Ramon Garcia, single person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Jose Ramon Garcia and Fidel Ochoa Lozano, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 4440 South Richmond Street, Chicago, Illinois 60632 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 17 IN BLOCK 2 IN BROWN'S SUBLIVISION IN HART L. STEWART'S SUBLIVISION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 19-01-313-038-0000
Address(es) of Real Estate: 4440 South Richmond Street, Chicago, Illinois 60632

Dated this 18th day of AUGUST, 2020

Jose Ramon Garcia
Jose Ramon Garcia

FIDELITY NATIONAL TITLE

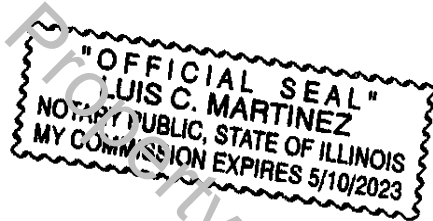
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose Ramon Garcia, 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 they signed, sealed and delivered the said instrument as 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 official seal, this 18th day of August, 2020



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW
DATE: August 18th 2020

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Luis C. Martinez - Attorney At Law
4111 W 63rd Street
Chicago, Illinois 60629

Mail To:
Jose Ramon Garcia and Fidel Ochoa Lozano
4440 South Richmond Street
Chicago, Illinois 60632

Name & Address of Taxpayer:
Jose Ramon Garcia and Fidel Ochoa Lozano
4440 South Richmond Street
Chicago, Illinois 60632

REAL ESTATE TRANSFER TAX		11-Sep-2020
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *
19-01-313-038-0000 20200901689093 0-322-752-992		

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

REAL ESTATE TRANSFER TAX		11-Sep-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
19-01-313-038-0000 20200901689093 1-396-494-816		

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 August 18, 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said GRANTOR
this 18th day of AUGUST,
2020.

NOTARY PUBLIC [Signature]

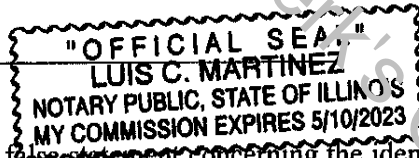


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date August 18, 2020 Signature: Fidel Ochoa Lozano
Grantee or Agent

Subscribed and sworn to before
Me by the said GRANTEE
This 18th day of AUGUST,
2020.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)