

UNOFFICIAL COPY

Quit Claim DEED
ILLINOIS STATUTORY
HUSBAND AND WIFE, TENANTS
BY THE ENTIRETY

Doc#: 2033441149 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/01/2020 11:56 AM Pg: 1 of 4

Dec ID 20200901688863
ST/CO Stamp 0-502-016-992

A000032020

THE GRANTOR(S), MAGDALENA CAZARES married to ARMANDO R CAZARES as non-title holding spouse, EDGAR A. CAZARES (an unmarried man), of the City of NOTTINGHAM PARK, 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 ARMANDO R CAZARES and MAGDALENA CAZARES as husband and wife, tenants by the entirety (GRANTEE'S ADDRESS) 7020 WEST 73RD PLACE, NOTTINGHAM PARK, IL 60638 of the County of COOK, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:


Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, Mortgage or trust deed, General taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 19-30-109-020-0000

Address(es) of Real Estate: 7020 WEST 73RD PLACE, NOTTINGHAM PARK, IL 60638

Dated this 9th day of September, 2020


EDGAR A. CAZARES


MAGDALENA CAZARES


ARMANDO R CAZARES

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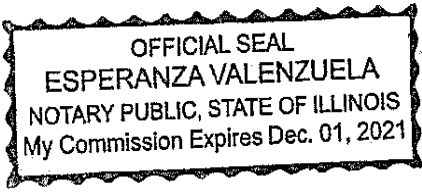
STATE OF ILLINOIS, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT EDGAR A. CAZARES and MAGDALENA CAZARES and ARMANDO R CAZARES, 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 9th day of September, 2020

Esperanza Valenzuela
(Notary Public)

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW
35 ILCS 200/31-45
SUB PAR. E AND COOK COUNTY ORD. 93-0-27 PAR. 4



* Magdalena Cazares

Prepared By:

LAW OFFICES OF ESPERANZA RIVERA-VALENZUELA, LLC
6418 W OGDEN AVE
BERWYN, IL 60402

Mail To:
ARMANDO R CAZARES
7020 WEST 73RD PLACE
NOTTINGHAM PARK, IL 60638

Name & Address of Taxpayer:
ARMANDO R CAZARES, MAGDALENA CAZARES
7020 WEST 73RD PLACE
NOTTINGHAM PARK, IL 60638


Property of Cook County Clerk's Office

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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 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 September 9, 2020

Signature  Magdalena Cazares
Grantor or Agent


SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor
THIS 9th DAY OF September, 2020



NOTARY PUBLIC Esperanza Valenzuela

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 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 September 9, 2020

Signature  Magdalena Cazares
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee
THIS 9th DAY OF September 2020



NOTARY PUBLIC Esperanza Valenzuela

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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LEGAL DESCRIPTION

LOT NUMBERED 239 IN FRANK DELUGACH'S 71ST STREET HIGHLANDS, BEING A SUBDIVISION OF THE PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF RAILROAD RIGHT OF WAY, ACQUIRED BY CONDEMNATION IN COUNTY COURT OF COOK COUNTY, AND THE STATE OF ILLINOIS, IN CASE NO. 8854, IN COOK COUNTY, ILLINOIS.

PIN NO

19-30-109-020-0000

ADDRESS:

7020 WEST 73RD PLACE
NOTTINGHAM PARK, IL 60638

A/K/A

7020 WEST 73RD PLACE
CHICAGO, IL 60638

THIS DOCUMENT WAS PREPARED BY:
LAW OFFICES OF ESPERANZA RIVERA-VALENZUELA, LLC
6418 W OGDEN AVE
BERWYN, IL 6402