

QUIT CLAIM DEED

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21015400270

Doc# 2101540027 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/15/2021 09:52 AM PG: 1 OF 3

20124101 1/2

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

THE GRANTOR(S), **Reyes J. Duran**, of ^{a widower} Elgin, Illinois, County of ^{HANE} ~~COOK~~ for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid and for no other good and valuable consideration, **Convey and Quit Claims all interests** unto **Gustavo Marin**, in fee simple absolute, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* a married man

PARCEL 1

THE SOUTH 30.00 FEET OF THE NORTH 644.50 FEET OF LOT 5 IN BLOCK 15 IN UNIT 5, HANOVER GARDENS FIRST ADDITION, BEING A SUBDIVISION OF BLOCKS 9 AND 15 OF UNIT 3, HANOVER GARDENS FIRST ADDITION; BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1970 AS DOCUMENT NUMBER 21213147, AS AMENDED BY A CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 21302509.

PARCEL 2

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATIONS RECORDED OCTOBER 22, 1973 AS DOCUMENT NUMBER 22520450, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 06-25-302-042-4000

PROPERTY ADDRESS: 7211-C ASTOR, HANOVER PARK, ILLINOIS 60133

^{Ave.}

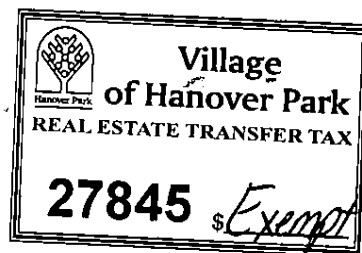
Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

THIS DEED was prepared at the request of Grantor, without the benefit of a title search, and the description of the property was furnished by the party. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises IN FEE SIMPLE ABSOLUTE, forever.

DATED this 2 day of ^{November} ~~October~~, 2020.

REYES J. DURAN



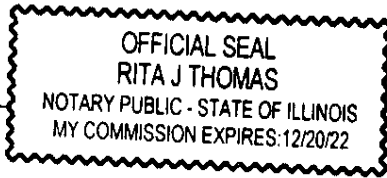
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State of Illinois) SS
County of Cook)

I, the undersigned, a Notary Public in and for the County of Cook, and State of Illinois, **DO HEREBY CERTIFY** that **REYES J. DURAN** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of November, 2020.

Rita J. Thomas
Notary Public



Prepared by/Mail to:

Jorge J Monroy
903 Commerce Dr, Suite 165
Oak Brook, IL 60523



MAIL TAX BILL TO:

Gustavo Marin
7211-C Astor
Hanover Park, IL 60133

Exempt under the provisions of Paragraph E, Section 4, Real Estate Transfer Act

11-2-2020
Date

Reyes J. Duran
Grantor

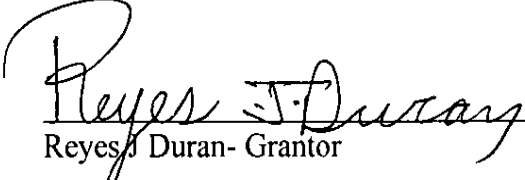
REAL ESTATE TRANSFER TAX		16-Dec-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
06-25-302-042-0000 20201101652587		1-438-961-632

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or their agents affirm that, to the best of their knowledge, the name of the grantee shown on the deed 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, 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: November 2, 2020

Signature: 
Reyes J Duran- Grantor

SUBSCRIBED AND SWORN

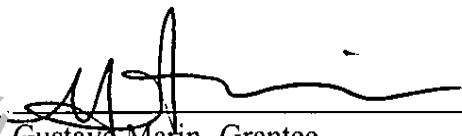
To before me on this 2 day
Of November, 2020.




Notary Public

The **grantees** or their agents affirm and verify that the name of the grantees shown on the deed 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, 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.

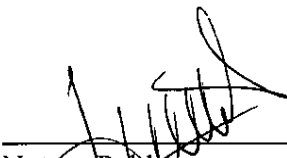
Dated: 11-03-20

Signature: 
Gustavo Marin- Grantee

SUBSCRIBED AND SWORN

To before me on this 3rd day
Of November, 2020.




Notary Public

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.