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QUIT CLAIM DEED JOINT TENANTS

Doc# 2102007137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2021 11:33 AM Pg: 1 of 4

Dec ID 20201101671719
ST/CO Stamp 0-471-347-168

THE GRANTORS, **Anselmo Ross and Teresita Ross, husband and wife**, of the village of Roselle, County of DuPage, State of Illinois, for and in consideration of ten dollars (\$10.00) in hand paid, convey and quit claim to **Anselmo Ross, Teresita Ross, Eliezer Legarreta and Angelica Yvonne Ross Legarreta**, as Joint Tenants, in fee simple all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

BUILDING 5, UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HERON'S LANDING UNIT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 6, 2005 AS DOCUMENT NUMBER 0500634063, IN THE NORTH HALF OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

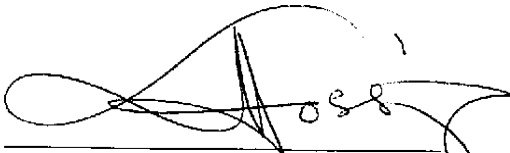
SUBJECT TO: (1) General real estate taxes for the year 2020 and subsequent years. (2) Covenants, conditions, and restrictions

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

P.I.N. # 06-31-208-044-1009

Commonly known as: 1959 Fountain Grass Cir. Bartlett, IL 60103

Dated this 25th day of November, 2020

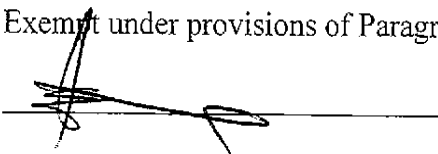


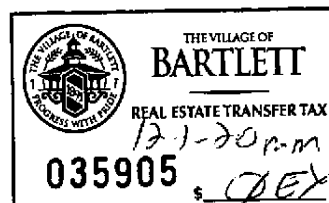
Anselmo Ross



Teresita Ross

Exempt under provisions of Paragraph E, section 31-45, of the Real Estate Transfer Tax Law.






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STATE OF ILLINOIS)
)
 COUNTY OF KANE) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Anselmo Ross and Teresita Ross**, known to me to be the person whose names is subscribed to the foregoing instrument, appeared before me this day in person(s), 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 25th day of November 2020.



 _____ (Notary Public)



Prepared By:
 ASM Law P.C
 1814 Grandstand Pl. Unit 2
 Elgin IL 60123

Mail To:
 Anselmo & Teresita Ross
 105 Cardinal Ln.
 Roselle, IL 60172

Name and Address of Taxpayer/Address of Property:
 Anselmo & Teresita Ross
 105 Cardinal Ln.
 Roselle, IL 60172

REAL ESTATE TRANSFER TAX		18-Dec-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
06-31-208-044-1009		20201101671719 0-471-347-168

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 11/18, 2020

SIGNATURE: *Teresita Ross*
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:

Adil S. Mohammed

By the said (Name of Grantor): *Teresita Ross*

On this date of: 11/18, 2020

NOTARY SIGNATURE: *[Signature]*

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

DATED: 11/18, 2020

SIGNATURE: *[Signature]*
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:

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

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

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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DATED: 11/28, 2020

SIGNATURE: [Signature]
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: Adil S. Mohammed

By the said (Name of Grantor): Amelmaless

On this date of: 11/25/2020

NOTARY SIGNATURE: [Signature]

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

DATED: 11/25, 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

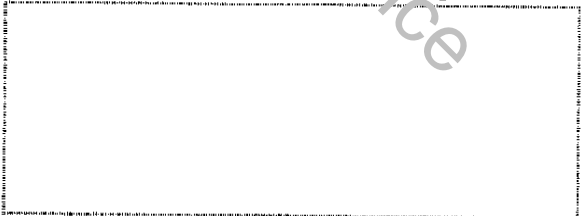
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

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.

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