

UNOFFICIAL COPY

Doc#: 2102707295 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2021 01:41 PM Pg: 1 of 3

Dec ID 20200801660183

Quit Claim Deed

ILLINOIS

20-8103


Above Space for Recorder's Use Only

THE GRANTOR(s), Lillian C. Avelar, married to Ricardo Avelar, of the City of Berwyn, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Ricardo Avelar and Lillian C. Avelar, Husband and Wife, not as tenants in common or joint tenants, but as Tenants by the Entirety, of 3300 Wesley Avenue, Berwyn, Illinois, following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See page 3 for legal description attached here to and made part here of)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes not yet due and payable, and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 16-31-222-015-0000 and 16-31-222-016-0000.

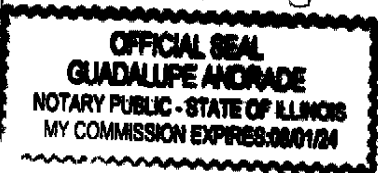
Property address of Real Estate: 3300 Wesley Avenue, Berwyn, Illinois, 60402.

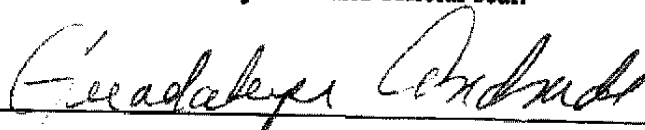

Lillian C. Avelar

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Lillian C. Avelar, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she (they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Signed and Sealed before me this
10 Day of August 2019.

Given under my hand and official seal:





Notary Public

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC. 888.08 AS A REAL ESTATE

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 3300 Wesley Avenue, Berwyn, Illinois, 60402.

LOTS 1 AND 2 IN BLOCK 12 IN BERWYN, A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 28, 29, 34, 35, 36 AND 39 IN LAVERGNE, A SUBDIVISION OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This conveyance is exempt under the provisions of Para. E, Sec. 31-45, Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Date: 8.6.2020
Seller, Buyer or Representative [Signature]

This instrument was prepared by: Ricardo Avelar 3300 Wesley Ave. Berwyn, IL 60402	Mail Tax Bill To: Ricardo Avelar Lillian C. Avelar 3300 Wesley Ave. Berwyn, IL 60402	Return To: Ricardo Avelar Lillian C. Avelar 3300 Wesley Ave. Berwyn, IL 60402
--	--	--

© By Ticor Title Insurance Company 2002

Return to:
 Novas Title Company, LLC
 1801 S. Meyers Rd.
 Suite 250
 Oakbrook Terrace, IL 60181

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

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: 1 / 1 / 20 20

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:

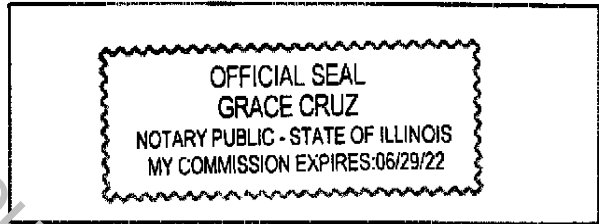
Grace Cruz

By the said (Name of Grantor): Mania Perez

On this date of: 1 / 1 / 20 20

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: 1 / 1 / 20 20

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:

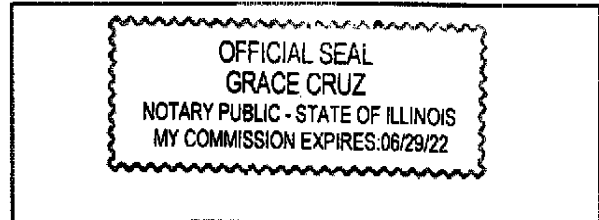
Grace Cruz

By the said (Name of Grantee): Mania Perez

On this date of: 1 / 1 / 20 20

NOTARY SIGNATURE: [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)**