

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



\*2102819096\*

Doc# 2102819096 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/28/2021 04:38 PM PG: 1 OF 3

THE GRANTOR(S), Silvia Hernandez, married to Josue Salgado and Lilia Hernandez, an unmarried woman and not a party to a civil union, 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 Silvia Hernandez, married to Josue Salgado (GRANTEE'S ADDRESS) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ 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:

THE EAST 18 FEET OF LOT 27 AND THE WEST 11 FEET OF LOT 26 IN VOLLMER'S SUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8 AND LOT 2 (EXCEPT THE NORTH 53.06 FEET THEREOF) IN THE TOWN OF BOWMANVILLE, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OS SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*THIS IS NOT HOMESTEAD PROPERTY.

### SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

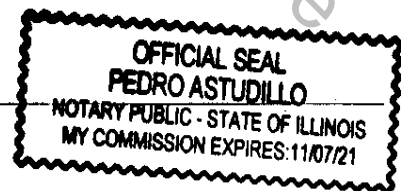
Permanent Real Estate Index Number(s): 13-12-401-025-0000

Address(es) of Real Estate: 2452 West Winona Avenue, Chicago, Illinois 60625

Dated this 12th day of JANUARY, 2021

Silvia Hernandez  
Silvia Hernandez

Lilia Hernandez  
Lilia Hernandez



EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT

DATE: January 12, 2021

Silvia Hernandez  
Signatur of Buyer, Seller or Representative

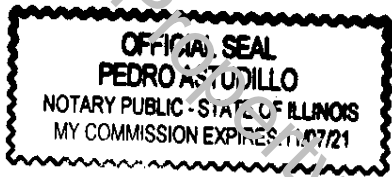
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Silvia Hernandez and Lilia Hernandez,

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 12<sup>th</sup> day of JANUARY, 2021



[Signature] (Notary Public)

**Prepared By:** Maria C. Cabrera  
4126 N. Lincoln Avenue, #1  
Chicago, Illinois 60618

**Mail To:**  
Silvia Hernandez  
2452 W. Winona Ave.  
Chicago, IL. 60625

**Name & Address of Taxpayer:**  
Silvia Hernandez  
2452 W. Winona Ave.  
Chicago, IL. 60625

REAL ESTATE TRANSFER TAX		28-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-12-401-025-0000   20210101626544   0-571-696-592		

REAL ESTATE TRANSFER TAX		28-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-12-401-025-0000   20210101626544   0-351-241-232		

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

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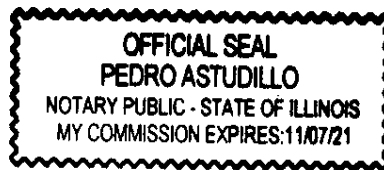
## STATEMENT BY GRANTOR AND GRANTEE

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 January 12, 2021

Signature *Titia Hernandez*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID \_\_\_\_\_  
THIS 12<sup>th</sup> DAY OF JANUARY,  
2021



NOTARY PUBLIC *Pedro Astudillo*

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 January 12, 2021

Signature *Jelmer Hernandez*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID \_\_\_\_\_  
THIS 12<sup>th</sup> DAY OF JANUARY,  
2021



NOTARY PUBLIC *Pedro Astudillo*

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.]