

# UNOFFICIAL COPY

Doc#. 2103401535 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2021 04:05 PM Pg: 1 of 3  
Dec ID 20200601605839

## QUITCLAIM DEED

Mail to:

2217 Elmwood Ave  
Berwyn, IL 60402

Prepared: P. DeSantis Esquire  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
(866) 755-6300

This space for recording information only

### Name and Address of Tax

#### Payer:

Guadalupe Dominguez Albarran  
Alfredo Albarran  
2217 Elmwood Avenue  
Berwyn, IL 60402

Exempt under provisions of Paragraph E of 35 IL CS 200/31-45, Real Estate Transfer Act.

07.11/2020

Date

Amanda Clower

Buyer, Seller or Representative

**THE GRANTORS:** ALFREDO ALBARRAN, a married man joined by his spouse GUADALUPE DOMINGUEZ ALBARRAN (*marital status omitted in prior vesting deed referenced herein below*) residing at 2217 Elmwood Avenue, Berwyn, IL 60402, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM to **GRANTEES**, GUADALUPE DOMINGUEZ ALBARRAN and ALFREDO ALBARRAN, wife and husband residing at 2217 Elmwood Avenue, Berwyn, IL 60402, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: **2217 Elmwood Avenue, Berwyn, IL 60402** and legally described as follows, to wit:

**LOT 12 IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY CONVEYED TO ALFREDO ALBARRAN FROM HOMESALES INCORPORATED, BY SPECIAL WARRANTY DEED RECORDED AUGUST 30, 2009, IN DOCUMENT NUMBER 0918105099, COOK COUNTY, ILLINOIS.**

Property Tax ID: 16-30-207-012-0000

*The legal description was obtained from a previously recorded instrument.*

TO HAVE AND TO HOLD the above granted premises unto the party of the second part, Grantees herein as **tenants by the entirety**.

# UNOFFICIAL COPY

DATED THIS 11<sup>th</sup> DAY OF July, 2020.

## GRANTORS:

Alfredo A. Albarran  
ALFREDO ALBARRAN

Guadalupe Dominguez Albarran  
GUADALUPE DOMINGUEZ ALBARRAN

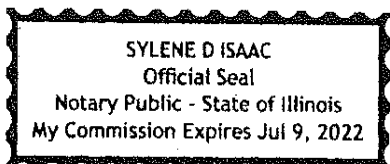
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ALFREDO ALBARRAN and GUADALUPE DOMINGUEZ ALBARRAN, personally known to me to be the same persons whose names 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.

Given under my hand and official seal this 11<sup>th</sup> day of July, 2020.

Sylene D. Isaac  
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2022



IMPRESS SEAL HERE

COOK COUNTY - ILLINOIS  
TRANSFER STAMP

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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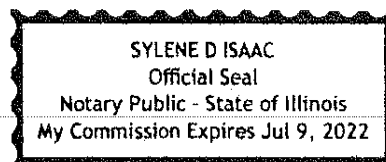
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize 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 July 11, \_\_\_\_\_, 2020.

Signature: Alfredo A. Albarran  
Grantor or Agent

Subscribed and sworn to before me  
by the said GRANTORS  
this 11<sup>th</sup> day of July, 2020



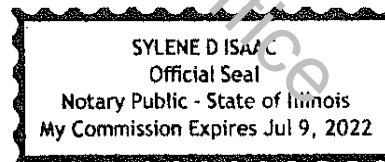
Notary Public Sylene D. Isaac

The Grantee of 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 title to real estate under the laws of the State of Illinois.

Dated July 11, \_\_\_\_\_, 2020

Signature: Alfredo A. Albarran  
Grantee or Agent

Subscribed and sworn to before me  
by the said GRANTEES  
this 11<sup>th</sup> day of July, 2020



Notary Public Sylene D. Isaac

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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)