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QUIT CLAIM D E E D

Doc# 2103519052 Fee \$88.00

This agreement, made this 20th day of May between Victor M. Escobar, a married man, of 7453 North Keystone, Skokie, Il 60076, party of the first part, and Victor M. Escobar, a married man, of 7453 North Keystone, Skokie, Il 60076 and Ximena B. Escobar, a married woman, of North Keystone, Skokie, Il 60076,

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2021 01:42 PM PG: 1 OF 3

parties of the second part, WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, all the following described real estate, situated and described as follows, to wit

Unit No. A-3, together with its undivided percentage interest in the common elements, in teh Charles G. Matthies, Inc. Condominium, as delineated and defined in the Declaration recorded as Document No. 18963575, as amended from time to time, in the Southeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 14-07-407-022-1003

Property Commonly Known As: 5037 North Wolcott, A-3, Chicago, Il 60640

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

By Victor M. Escobar
Victor M. Escobar

By Ximena B. Escobar
Ximena B. Escobar

REAL ESTATE TRANSFER TAX		04-Feb-2021	
	COUNTY:	0.00	
	ILLINOIS:	0.00	
	TOTAL:	0.00	

14-07-407-022-1003 | 20200401660505 | 1-951-720-464

REAL ESTATE TRANSFER TAX		04-Feb-2021	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	

14-07-407-022-1003 | 20200401660505 | 1-845-676-048

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

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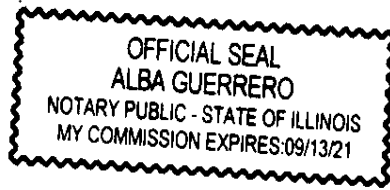
I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e Section 4 of the Real Estate Transfer Tax Act.

Dated this 6th day of November 2020.

By Victor M. Escobar
Victor Manuel Escobar

By Ximena B Escobar
Ximena Bernadette Escobar

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, Victor Manuel Escobar and Ximena Bernadette Escobar, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as the free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of November 2020.

Alba Guerrero (Notary Public)

This instrument prepared by :
Tristan & Cervantes
150 North Wacker, Suite 1550
Chicago, IL 60606

MAIL TO:

Victor M. Escobar
5037 North Wolcott, A-3
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Victor M. Escobar
5037 North Wolcott, A-3
Chicago, IL 60640

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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: 6th November, 2020

SIGNATURE: Urbano M. Luciani
GRANTOR or AGENT

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

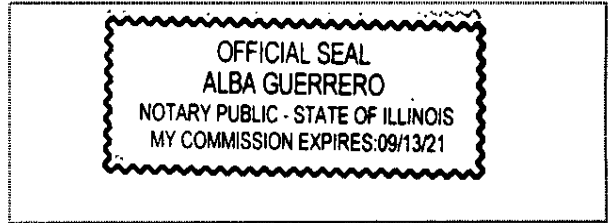
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 6th November, 2020

NOTARY SIGNATURE: Alba Guerrero

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: 6th November, 2020

SIGNATURE: Jimmy B Escobar
GRANTEE or AGENT

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

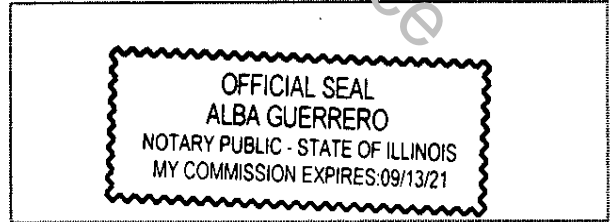
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Ximera Bernadette Escobar

On this date of: 6th November, 2020

NOTARY SIGNATURE: Alba Guerrero

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)**)