

UNOFFICIAL COPY



Chicago Title Insurance Company
Quit Claim DEED
ILLINOIS STATUTORY
TENANTS IN COMMON

Doc#: 2104039114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2021 10:10 AM Pg: 1 of 4

Dec ID 20201101670116
ST/CO Stamp 1-907-300-320
City Stamp 0-501-405-664

THE GRANTOR(S), Andres Segura, married to Magdalena Beer and Maria Segura, married to Andres Segura Valladares, 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 Andres Segura and Magdalena Beer, as joint tenants, as to an undivided 1/2 interest and Maria Segura, as to an undivided 1/2 interest (GRANTEE'S ADDRESS) 3512 N. New England Ave., Chicago, IL 60634 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

Permanent Real Estate Index Number(s): 13-19-306-027-0000
Address(es) of Real Estate: 3512 N. New England Ave., Chicago, IL 60634

Dated this 2nd day of December 2020

Andres Segura
Andres Segura

Maria Segura
Maria Segura
Andres Segura Valladares
Andres Segura Valladares,
Signing solely for the purposes of waving
homestead

20AC 2018476LP
1072

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andres Segura, Maria Segura and Andres Segura Valladares personally known to me to be the same person(s) whose name(s) is 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.

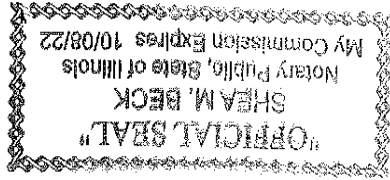
Given under my hand and official seal, this 2nd day of December, 2020

(Notary Public)

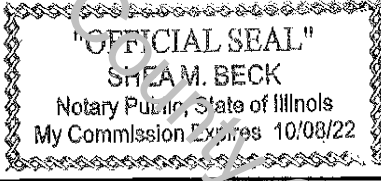
Exempt under 35 IL CS 200/31-45 Paragraph E Section 4, Real Estate Transfer Act.

Date: 12/2/2020

Signature of Buyer, Seller or Representative



Prepared By:
Howard Tennes
350 W. Hubbard, Suite 300
Chicago, IL 66054



Mail To:
Andres Segura
3512 N. New England Ave.
Chicago, IL 60634

Name & Address of Taxpayer:
Andres Segura
3512 N. New England Ave.
Chicago, IL 60634

Clerk's Office

UNOFFICIAL COPY

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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/2, 2020

[Signature]
Signature

Print Name

Subscribed and sworn to before me this 2nd of December, 2020

[Signature]
Notary Public

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/2, 2020

[Signature]
Signature

Print Name

Subscribed and sworn to before me this 2nd of December, 2020

[Signature]
Notary Public

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.

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No: 20AC2018476LP

For APN/Parcel ID(s): **13-19-306-027-0000**

LOTS 19 AND 20 IN BLOCK 3 WULFF AND RUSSELL'S WARNER AVENUE SUBDIVISION IN THE
SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office