

UNOFFICIAL COPY

Doc#: 2104206371 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/11/2021 12:42 PM Pg: 1 of 6

AFTER RECORDING RETURN TO:

WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1546732IL

Dec ID 20210101621111
ST/CO Stamp 1-808-969-744
City Stamp 1-750-585-360

MAIL TAX STATEMENTS TO:

Ricardo Guerrero and Jessica Salgado
4613 South Indiana Avenue
Chicago, IL 60653

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 20-03-321-003-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 21st day of June, 2020, by and between **Ricardo Guerrero, a married man**, a mailing address of 4613 South Indiana Avenue, Chicago, IL 60653, hereinafter referred to as Grantor(s) and **Ricardo Guerrero and Jessica Salgado, husband and wife, as tenants by the entirety**, a mailing address of 4613 South Indiana Avenue, Chicago, IL 60653, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 4613 South Indiana Avenue, Chicago, IL 60653

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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"Exempt under provisions of Paragraph e"

** Section 31-45; Real Estate Transfer Tax Act **

6-24-2020
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 24th day of June, 2020.

[Signature]
Ricardo Guerrero

STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Ricardo Guerrero** is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24th day of June, 2020.

[Signature]
Notary Public
My commission expires: 1/10/22



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A
LEGAL DESCRIPTION

LOT 2 (EXCEPT THE NORTH 25 FEET THEREOF) IN L.W. STONE'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 20-03-321-003-0000

PROPERTY COMMONLY KNOWN AS: 4613 SOUTH INDIANA AVENUE, CHICAGO, IL 60653

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX 22-Jan-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



20-03-321-003-0000 | 20210101621111 | 1-750-585-360

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		22-Jan-2021
		COUNTY:
		ILLINOIS:
		TOTAL:
20-03-321-003-0000	20210101621111	1-808-969-744

0.00
0.00
0.00

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STATEMENT BY GRANTOR AND GRANTEE

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 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 6-24-2020, 2020

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Grantee this 24th day of June, 2020.

[Signature]
Notary Public
My commission expires: 1/10/22



The Grantee or her/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 6/24/2020, 2020

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Grantee this 24th day of June, 2020.

[Signature]
Notary Public
My commission expires: 1/10/22



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.)