

# UNOFFICIAL COPY

Doc#: 2106106041 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/02/2021 09:01 AM Pg: 1 of 4

2051146 IL/RTC

Dec ID 20210201634960  
ST/CO Stamp 1-324-410-896  
City Stamp 0-250-669-072

## QUITCLAIM DEED

**GRANTOR, JOY RENE SINEGAR-MUNOZ, a married woman, also known as JOY RENE SINEGAR, joined by her spouse, DAVID E. MUNOZ (herein, "Grantor"), whose address is 745 E. 41st Street, Chicago, IL 60653, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, JOY RENE SINEGAR-MUNOZ and DAVID E. MUNOZ, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 745 E. 41st Street, Chicago, IL 60653, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:**

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 745 E. 41st Street, Chicago, IL 60653

Permanent Index Number: 20-03-215-023-0100

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 25<sup>th</sup> day of JANUARY, 2021.

### When recorded return to:

JOY RENE SINEGAR-MUNOZ  
DAVID E. MUNOZ  
745 E. 41ST STREET  
CHICAGO, IL 60653 *WA*

### Send subsequent tax bills to:

JOY RENE SINEGAR-MUNOZ  
DAVID E. MUNOZ  
745 E. 41ST STREET  
CHICAGO, IL 60653

### This instrument prepared by:

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

MAIL TO RAVENSWOOD  
TITLE COMPANY, LLC  
320 W OHIO ST. #3E  
CHICAGO, IL 60654

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GRANTOR

*Joy R S*  
JOY RENE SINEGAR-MUNOZ, also known  
as JOY RENE SINEGAR

STATE OF ILLINOIS  
COUNTY OF COOK

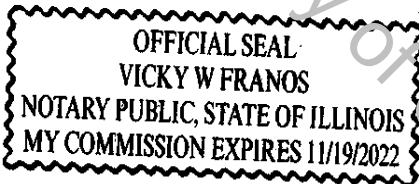
This instrument was acknowledged before me on JANUARY 25, 2021, by JOY RENE SINEGAR-MUNOZ, also known as JOY RENE SINEGAR.

[Affix Notary Seal]

Notary Signature: *Vicky W*

Printed name: VICKY W FRANOS

My commission expires: 11/19/2022



GRANTOR

*David E Munoz*  
DAVID E. MUNOZ

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on JANUARY 25, 2021, by DAVID E. MUNOZ.

[Affix Notary Seal]

Notary Signature: *Vicky W*

Printed name: VICKY W FRANOS

My commission expires: 11/19/2022



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

*Joy R S*  
Signature of Buyer/Seller/Representative

1-25-2021  
Date

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## STATEMENT BY GRANTOR AND GRANTEE

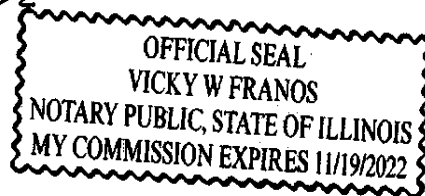
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: JANUARY 25, 2021

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said JOY RENE SINEGAR-MUNOZ this 25 day of JANUARY, 2021.

Notary Public [Signature]



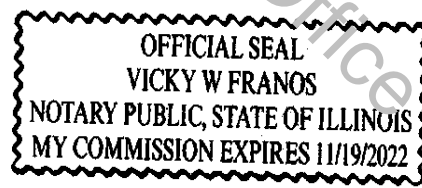
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 1-25-2021

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said DAVID E MUNOZ this 25 day of JANUARY, 2021.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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## EXHIBIT A

### [Legal Description]

LOT 4 IN BROWN AND MCKEEVER'S SUBDIVISION OF LOT 6 IN MCKEEVER AND BROWN'S SUBDIVISION OF LOT 41 (EXCEPT THE NORTH 33 FEET THEREOF) IN DOBBINS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*