

UNOFFICIAL COPY

Doc#: 2106320035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/04/2021 07:39 AM Pg: 1 of 3

Dec ID 20210201639495

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Emerson Law Firm, LLC
715 Lake Street
Suite 420
Oak Park, IL 60301

NAME & ADDRESS OF TAXPAYER:

Patricio E. Silva and Martha I. Silva
7301 W. Armitage Ave.
Elmwood Park, IL 60707

THE GRANTOR Patricio E. Silva, a married man,

of the Village of Elmwood Park, County of Cook, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

Patricio E. Silva and Martha I. Silva, husband and wife,

of 7301 W. Armitage Ave., Elmwood Park, IL 60707, all interest in the following described real estate situated in the State of Illinois, to wit:

PARCEL 1: UNIT GN IN THE 7303 FULLERTON CONDOMINIUM AS DELINEATED ON THE SURVEY ON THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE EAST 24.50 CHAINS OF THE SOUTHEAST ¼ OF SECTION 25, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED ON NOVEMBER 24, 2000 AS DOCUMENT NUMBER 09108433, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE #7 AND PARKING #7 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 09108433.

Permanent Index Number: **12-36-205-043-1008**

Property Address: **7303 W. Fullerton Ave., Unit GN, Elmwood Park, IL 60707**

SUBJECT TO: General taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, if any.

TO HAVE AND TO HOLD as **JOINT TENANTS** the above granted premises unto the parties of the second part forever,

Dated this 18 day of December, 2020


Patricio E. Silva

(Seal)




Village of Elmwood Park
Transfer Stamp
EXEMPT *2-8-21*

UNOFFICIAL COPY

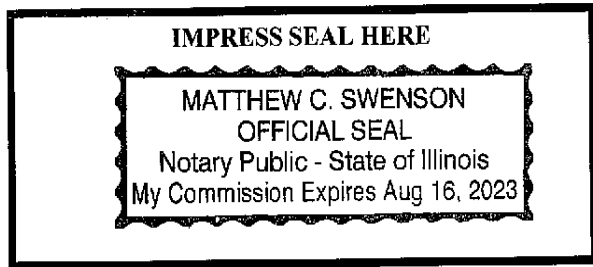
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Patricio E. Silva personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 18 day of Dec., 2020



Notary Public
My commission expires on 8/16/23.

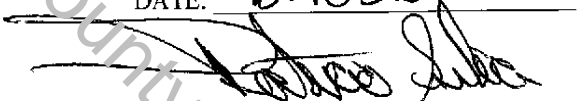


NAME AND ADDRESS OF PREPARER:

Matthew C Swenson
Emerson Law Firm, LLC
715 Lake Street
Suite 420
Oak Park, IL 60301

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 200, SECTION 31-45(E),
PROPERTY TAX CODE.

DATE: 12-18-20



Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

Property of Cook County 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 title to real estate under the laws of the State of Illinois.

Dated 12-18, 20 Signature: *Patricia Silva*
Grantor or Agent

Subscribed and sworn to before me
By the said Patricia Silva
This 18 day of December, 2020.

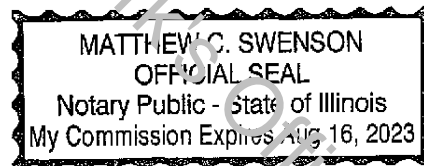


Notary Public *Matthew C. Swenson*

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

Dated 12-18, 20 Signature: *Patricia Silva*
Grantee or Agent

Subscribed and sworn to before me
By the said Patricia Silva
This 18 day of December, 2020.



Notary Public *Matthew C. Swenson*

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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.