

UNOFFICIAL COPY



2106822001D

QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)

Doc# 2106822001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2021 09:37 AM PG: 1 OF 4

Above Space for Recorder's Use Only

THE GRANTOR(S) PEDRO ESPARZA, A MARRIED PERSON of the City of AUSTIN, County of TRAVIS, State of TEXAS for and in consideration of (\$10.00) Ten 00/100 DOLLARS, in hand paid, CONVEYS and QUIT CLAIMS to

JOSE L. ESPARZA

the following described Real Estate situated in the COUNTY OF COOK in the STATE OF ILLINOIS, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *TO HAVE AND TO HOLD SAID PREMISES as an Individual forever.

SUBJECT TO:

Permanent Index Number (PIN): 13-28-219-013-0000

ADDRESS of Real Estate: 4815 W. WELLINGTON AVE., CHICAGO, IL 60631

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSE OF THE GRANTOR

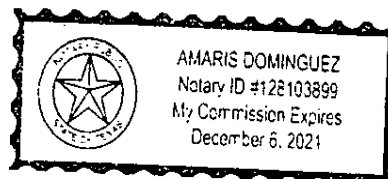
Dated this 22 day of January, 2021

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)


PEDRO ESPARZA

(SEAL)

(SEAL)



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State of **TEXAS**, County of **TRAVIS** ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **PEDRO ESPARZA, A MARRIED PERSON**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h e 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 official seal, this 22 day of January, 2021

Commission expires December 6, 2021

[Signature]
NOTARY PUBLIC

This instrument was prepared by: **JAIME R. SANTANA, P.C., 7819 W. LAWRENCE AVE, NORRIDGE, ILLINOIS 60706**

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

MAIL TO:

Saturn Title LLC
1030 W Higgins Rd Suite 365
Park Ridge IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Jose Esparza
4815 W. Wellington Ave
Chicago IL 60641

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX 08-Mar-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-28-219-013-0000 | 20210301659448 | 0-523-289-104

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

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

1/22/21

Date [Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX 08-Mar-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-28-219-013-0000 | 20210301659448 | 1-060-160-016

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EXHIBIT A

Legal Description: LOT 1 IN HIELD'S RESUBDIVISION OF LOTS 26 TO 40 IN FALCONERS SUBDIVISION OF BLOCK 1 OF FALCONERS 2ND ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

PIN#

PIN#

Property Address: 4815 W. Wellington Ave., Chicago, IL 60641

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 1 22, 20 21

SIGNATURE: Jose L. Espinosa
GRANTOR or AGENT

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

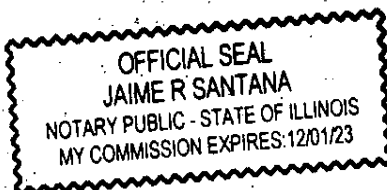
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Grantor

AFFIX NOTARY STAMP BELOW

On this date of: 1 22, 20 21

NOTARY SIGNATURE: _____



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 title to real estate under the laws of the State of Illinois.

DATED: 1 22, 20 21

SIGNATURE: Jose L. Espinosa
GRANTEE or AGENT

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

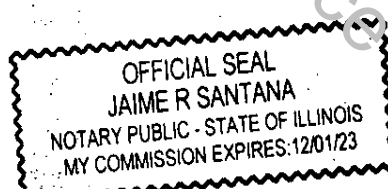
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Grantee

AFFIX NOTARY STAMP BELOW

On this date of: 1 22, 20 21

NOTARY SIGNATURE: _____



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)