

UNOFFICIAL COPY



Doc# 2107116032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/12/2021 01:13 PM PG: 1 OF 7

Commitment Number: 20114148

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

Mail Tax Statements To: **JORGE A. ROMAN** and **Julia Roman: 5400 W EDDY ST., CHICAGO, IL 60641**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-21-301-031-0000



QUITCLAIM DEED

JORGE A. ROMAN, an unmarried man and **HAZEL D. DELGADO**, an unmarried woman, not as joint tenants but as tenants in common hereinafter grantors, whose address is **5400 W EDDY ST., CHICAGO, IL 60641**, for \$1.00 (One Dollar and no cents) in consideration paid, grant and quitclaim to **JORGE A. ROMAN**, an unmarried man **Julia Roman**, an unmarried woman, hereinafter grantees, whose tax mailing address is **5400 W EDDY ST., CHICAGO, IL 60641**, the following real property:


THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 36 IN BLOCK 1 IN FRED BUCKS PORTAGE PARK SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 5400 W EDDY ST., CHICAGO, IL 60641

REAL ESTATE TRANSFER TAX	05-Mar-2021
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

13-21-301-031-0000 | 20210201648815 | 0-420-695-056

REAL ESTATE TRANSFER TAX	26-Feb-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

13-21-301-031-0000 | 20210201648815 | 1-517-141-008

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

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Prior instrument reference: **WARRANTY DEED BETWEEN SIMO NEDELJKOVIC AND ROSICA NEDELJKOVIC, HUSBAND AND WIFE AND JORGE A. ROMAN AN UNMARRIED MAN AND HAZEL D. DELGADO AN UNMARRIED WOMAN, NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON DATED: 04/19/2016, RECORDED DATE: 04/28/2016, IN INSTRUMENT NO. 1611904021.**

Executed by the undersigned on November 10th, 2020:

Jorge A Roman

JORGE A. ROMAN

HAZEL D. DELGADO

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on November 10, 2020 by **JORGE A. ROMAN** and **HAZEL D. DELGADO** who are personally known to me or have produced license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Darlene Ford
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 1-23-2021

Thomas Workman
Buyer, Seller or Representative

UNOFFICIAL COPY

Prior instrument reference: **WARRANTY DEED BETWEEN SIMO NEDELJKOVIC AND ROSICA NEDELJKOVIC, HUSBAND AND WIFE AND JORGE A. ROMAN AN UNMARRIED MAN AND HAZEL D. DELGADO AN UNMARRIED WOMAN, NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON DATED: 04/19/2016, RECORDED DATE: 04/28/2016, IN INSTRUMENT NO. 1611904021.**

Executed by the undersigned on 11/06, 2020:

JORGE A. ROMAN

Hazel D. Delgado
HAZEL D. DELGADO

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2020 by **JORGE A. ROMAN** and **HAZEL D. DELGADO** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: _____

See attach

Buyer, Seller or Representative

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Los Angeles)

On 11/6/2020 before me, Claudia Olide, Notary Public
(here insert name and title of the officer)

personally appeared Hazel D. Delgado

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Claudia M. Olide

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

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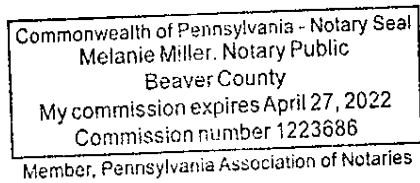
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 1-25-21, 2020

Thomas Workman
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said ASIN
this Jan day of Jan-25, 2021,
2020.



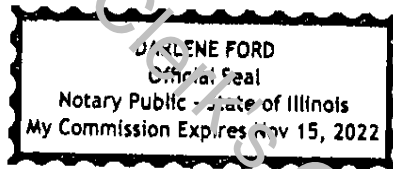
NOTARY PUBLIC [Signature]

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 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.

Date November 10, 2020

Jorge A Romaine
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Jorge Romaine
This 10th day of November,
2020.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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Water Billing Affidavit Cook County

Water Account Number: _____

Address of Property: 5400 W EDDY ST., CHICAGO, IL 60641

Seller: JORGE A. ROMAN and HAZEL D. DELGADO

Name of Present Owner/Water Customer: JORGE A. ROMAN and HAZEL D. DELGADO

Seller's Forwarding Street Address: 5400 W EDDY ST., CHICAGO, IL 60641

If needed, have you ordered a special garbage pickup? Yes No

Buyer: JORGE A. ROMAN, Julia Roman and Emma Lopez

Name of New Owner/Water Customer: JORGE A. ROMAN, Julia Roman and Emma Lopez

Address (if different from water account address): 5400 W EDDY ST., CHICAGO, IL 60641

Anticipated Date for Change of Possession: _____

Date Final Water Bill Paid 10-28-20 Property Standards Satisfied

Final Water Bill Amount \$1018.62 You Owe Satisfied

Completed By: _____

Contact Phone Number: _____

Employee Signature _____

Signature: _____

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FILE NO: 20117411

LOAN NO: 20220687218

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

THE SOUTH 30 FEET OF LOT 39 IN SECOND ADDITION TO MONTCLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, (EXCEPT THAT PART TAKEN FOR RAILROAD) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS.

SUBJECT, HOWEVER, TO THE GENERAL TAXES FOR THE YEAR OF 2013 AND THEREAFTER, AND ALL COVENANTS, RESTRICTIONS, AND CONDITIONS OF RECORD, APPLICABLE ZONING LAWS, ORDINANCES, AND OTHER GOVERNMENTAL REGULATIONS.

DEED TYPE: WARRANTY DEED BETWEEN BELKYS E. VAZQUEZ, A SINGLE WOMAN AND EDUARDO ECHEVARRIA AND GRACIELA CRESPO, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY FOREVER DATED: 05/30/2014, RECORDED DATE: 06/09/2014, IN INSTRUMENT NO. 1416031188.
CONSIDERATION: \$20.00

PARCEL ID: 13-30-213-033-0000

NOTE:

ACCORDING TO THE PUBLIC RECORDS, THERE HAVE BEEN NO DEEDS CONVEYING THE LAND DESCRIBED HEREIN WITHIN A PERIOD OF TWENTY FOUR (24) MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

NONE OF RECORD

Property of Cook County Clerk's Office