

UNOFFICIAL COPY



Chicago Title Insurance Company

**QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANTS**

Doc#: 2108420185 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 09:49 AM Pg: 1 of 4

Dec ID 20210101621200
ST/CO Stamp 1-840-833-040

**FIRST AMERICAN TITLE
FILE #** 3086882

accoms

THE GRANTOR(S), Lorenzo Duarte and Tomasa G. Albarran, husband and wife, of the City of Elgin, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Lorenzo Duarte and Tomasa G Albarran, husband and wife and Camelia Gonzalez, a married woman not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 1225 Hackberry Court, Elgin, Illinois 60120 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal description attached hereto and made a part hereof as Exhibit A

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 not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 06-18-411-030-0000
Address(es) of Real Estate: 1225 Hackberry Court, Elgin, Illinois 60120

Dated this 19th day of January, 2021



LORENZO DUARTE
Lorenzo Duarte

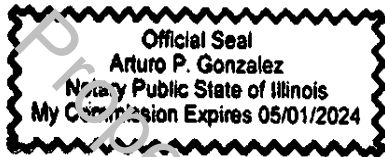
Tomasa Albarran
Tomasa G. Albarran

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Rock SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lorenzo Duarte and Tomasa G. Albarran, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 19th day of January, 2021



Arturo P. Gonzalez (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 1/19/21

Arturo P. Gonzalez
Signature of Buyer, Seller or Representative


Prepared By: Arturo Gonzalez
920 Davis Rd
Elgin, Illinois 60123-1344

Mail To:
Lorenzo Duarte and Tomasa G Albarran and Camelia Gonzalez
1225 Hackberry Court
Elgin, Illinois 60120

Name & Address of Taxpayer:
Lorenzo Duarte and Tomasa G Albarran and Camelia Gonzalez
1225 Hackberry Court
Elgin, Illinois 60120

Property of Cook County Clerk's Office

UNOFFICIAL COPY

	First American	ALTA Commitment for Title Insurance
Exhibit A		ISSUED BY First American Title Insurance Company File No: 3043106

Commitment File No.: 3043106

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

LOT 214 IN COUNTRY BROOK WEST, A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

1225 Hackberry Court
Elgin, IL 60120

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Form 50000317 (4-24-18)	Page 8 of 8	ALTA Commitment for Title Insurance (8-1-16) Illinois
-------------------------	-------------	--

UNOFFICIAL COPY

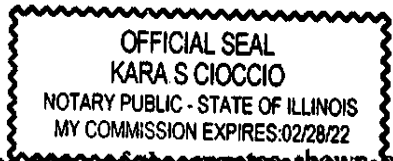
STATEMENT BY GRANTOR AND GRANTEE

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 June 19, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 19 day of June, 2021
Notary Public [Handwritten 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 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.

Date June 19, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 19 day of June, 2021
Notary Public [Handwritten 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)