

UNOFFICIAL COPY



Chicago Title Insurance Company

QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANTS



2108546045

Doc# 2108546045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/26/2021 12:22 PM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTOR(S), JOSE C. LERMA and KARINA MEDRANO and JUANITA LERMA and ADRIAN LERMA and ALEXIS LERMA, NOT INDIVIDUALLY BUT AS THE SOLE HEIRS OF THE ESTATE OF MARCELA CHAVEZ-VARELA, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to JOSE C. LERMA and JUANITA LERMA, not as tenants in common, but as joint tenants,
(GRANTEE'S ADDRESS) 835 North Lawler Avenue, Chicago, Illinois 60651
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:

LOT 9 AND THE NORTH 2 FEET OF LOT 10 IN BLOCK 1 IN GLOVERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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): 16-04-426-008-0000
Address(es) of Real Estate: 835 N. LAWLER AVE, CHICAGO, ILLINOIS 60651

Dated this 8th day of February, 2021

Jose C Lerma
JOSE C. LERMA

Juanita Lerma
JUANITA LERMA

Karina Medrano
KARINA MEDRANO

Adrian Lerma
ADRIAN LERMA

Alexis Lerma
Alexis Lerma

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOSE C. LERMA and KARINA MEDRANO and JUANITA LERMA and ADRIAN LERMA and ALEXIS LERMA 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 8th day of February, 2021



(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 2-8-2021

Signature of Buyer, Seller or Representative

Prepared By: Rosalind Pando
2852 N. Campbell Avenue
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		20-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-04-426-008 0000 | 20210301674886 | 1-288-237-584

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

Mail To:
JOSE C. LERMA and JUANITA LERMA
835 N. Lawler Ave.
Chicago, IL 60651

Name & Address of Taxpayer:
JOSE C. LERMA and JUANITA LERMA
835 LAWLER AVE
CHICAGO, Illinois 60651

REAL ESTATE TRANSFER TAX		26-Mar-2021
	COUNTY	0.00
	ILLINOIS	0.00
	TOTAL:	0.00

16-04-426-008-0000 | 20210301674886 | 2-018-497-040

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STATEMENT BY GRANTOR AND GRANTEE

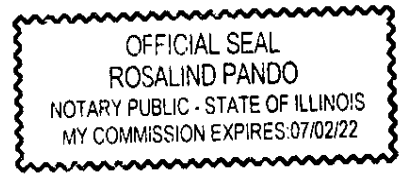
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/8/2021

Signature: Jose C Lerma
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID affiant THIS 8th DAY OF February, 2021.

NOTARY PUBLIC [Signature]



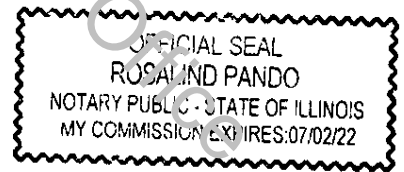
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other 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.

Dated 2/8/2021

Signature: Jose C Lerma
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID affiant THIS 8th DAY OF February, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]