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Doc#: 2108507333 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/26/2021 11:15 AM Pg: 1 of 5

Dec ID 20210201631801

City Stamp 0-199-983-632

Commitment Number: 100582462
Seller's Loan Number: 8200270228

This instrument prepared by: **Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,**
9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording Return To:
National Link
1000 Commerce Drive
Suite 300
Pittsburgh, PA 15275

Mail Tax Statements To: **Adrian Soto: 2139 N KILDARE AVE, CHICAGO, IL 60639**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-34-219-008-0000

QUITCLAIM DEED



Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Sonia Berumen and Adrian Soto joined by spouse **Zulma Soto**, whose mailing address is **2139 N KILDARE AVE., CHICAGO, IL 60639**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Adrian Soto**, married, hereinafter grantee, whose tax mailing address is **2139 N KILDARE AVE., CHICAGO, IL 60639**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOTS 9 AND 10 IN BLOCK 1 IN HARTLEY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Being the same property conveyed to **Sonia Berumen** and **Adrian Soto** by deed of **Thomas A. Blake** and **Stephanie J. Blake**, recorded **0710005025** in **Cook County Records**.

Property Address is: 2139 N KILDARE AVE., CHICAGO, IL 60639

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Cook County Clerk's Office

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Executed by the undersigned on February 22, 2021:

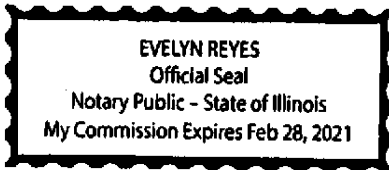
Sonia Berumen

Adrian Soto

Zulma Soto

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on February 22, 2021 by **Sonia Berumen, Adrian Soto, Zulma Soto**, who are personally known to me or have produced ID Drivers 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.


Notary Public
Evelyn Reyes

PROPOSED COOK COUNTY CLERK'S OFFICE

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**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

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

Date: 02-22-2021

[Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	08-Mar-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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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 February 22, 2021

[Signature]
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Adrian Sato
this 22 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 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 February 22, 2021

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Adrian Sato
This 22 day of February,
2021.

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.)