

# UNOFFICIAL COPY

QUIT-CLAIM DEED  
ILLINOIS STATUTORY  
Individual  
210295IL



Doc# 2109257014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/02/2021 10:29 AM PG: 1 OF 4

THE GRANTOR(S) Itzel S. Lopez, a married person, of 7205 Hamlin Avenue, Chicago, IL 60629, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT-CLAIM(S) to Victor M. Cerezo, Jr. and Itzel S. Lopez, husband and wife, of 7205 Hamlin Avenue, Chicago, IL 60629, as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*


TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 19-26-111-002-0000

Address(es) of Real Estate: 7205 Hamlin Avenue, Chicago, IL 60629

§

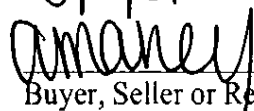
Dated this 9 day of March, 20 21

  
ITZEL S. LOPEZ

EXEMPT UNDER PROVISIONS OF

PARAGRAPH "E", SECTION 31-45  
REAL ESTATE TRANSFER TAX LAW

DATE: 3/9/21

  
Buyer, Seller or Representative


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## Exhibit "A" – Legal Description

**LOT 27 IN BLOCK 3 IN JOHN I. SHEAHAN'S MARQUETTE PARK VILLA, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**



**Tax ID: 19-26-111-002-0000**

**Property Address: 7205 HAMLIN AVENUE, CHICAGO, IL 60629**

REAL ESTATE TRANSFER TAX		02-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

19-26-111-002-0000 | 20210301669235 | 1-598-001-680

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

REAL ESTATE TRANSFER TAX		02-Apr-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		<b>TOTAL: 0.00</b>

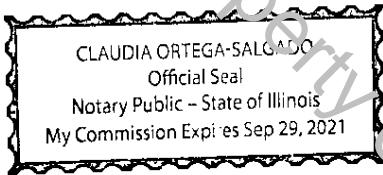
19-26-111-002-0000 | 20210301669235 | 1-064-333-840

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Itzel S. Lopez appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of March 20 21



*Claudia Ortega-Salgado*

(Notary Public)

**Prepared by:**

Daniel P. Fitzgerald, Esq.  
The Fitzgerald Law Firm, P.C.  
1220 Iroquois Avenue, Suite 104  
Naperville, IL 60563

**Mail To:**

Victor M. Cerezo, Jr.  
Itzel S. Lopez  
7205 Hamlin Avenue  
Chicago, IL 60629

**Name and Address of Taxpayer:**

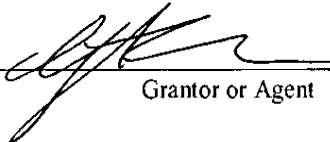
Victor M. Cerezo, Jr.  
Itzel S. Lopez  
7205 Hamlin Avenue  
Chicago, IL 60629

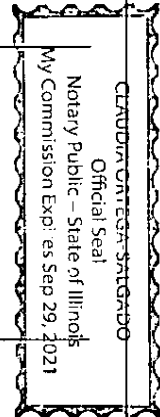
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## STATEMENT BY GRANTOR AND GRANTEE

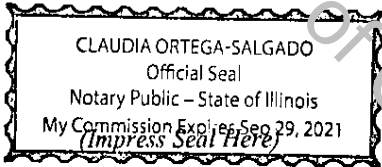
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: March 09 2021

Signature:   
Grantor or Agent



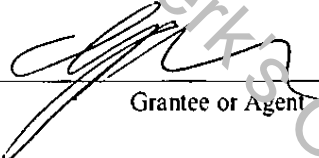
SUBSCRIBED and SWORN to before me on .

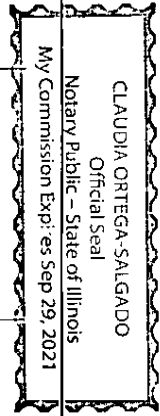


  
Notary Public

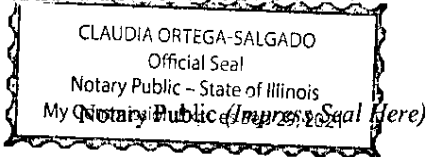
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: March 09 2021

Signature:   
Grantee or Agent



SUBSCRIBED and SWORN to before me on .



  
Notary Public

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 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.]