

UNOFFICIAL COPY

Doc# 2109512123 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2021 09:42 AM Pg: 1 of 4

Dec ID 20210301673411

Commitment Number: IL2121580

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, Send To:
Near North Title
555 Butterfield Rd
Lombard, IL 60148

Mail Tax Statements To: Ezequiel Holguin and Carmen O. Holguin: 2310 Lombard Ave,
Berwyn, IL 60402

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
IL 2121580 12 16-29-111-024-0000.

QUITCLAIM DEED

Ezequiel Holguin, Married to Carmen O. Holguin, hereinafter grantor, of Cook County, Illinois, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to Ezequiel Holguin and Carmen O. Holguin, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is 2310 Lombard Ave, Berwyn, IL 60402, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 4 IN JOHN KRASA'S SUBDIVISION OF BLOCK 12 IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 2310 Lombard Ave, Berwyn, IL 60402

Prior instrument reference: 1513434024

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.

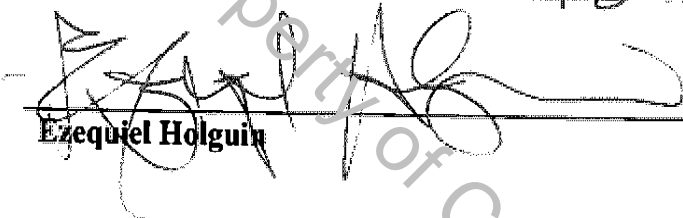
THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 17 OF THE BERNYIN CITY
CODE SEC. 888.00 AS A REAL ESTATE
TRANSACTION
DATE: 4/5/2021 10:48:11 AM

UNOFFICIAL COPY

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

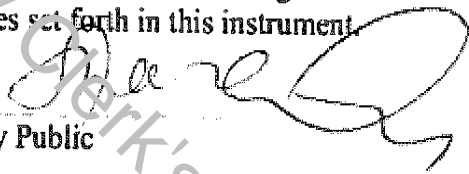
Executed by the undersigned on 3/8, 2024:



Ezequiel Holguin

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 3/8, 2024 by Ezequiel Holguin who is personally known to me or has produced [Signature] as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

OFFICIAL SEAL
SHARON FAY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/25/25

OFFICIAL SEAL
SHARON FAY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/25/25

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

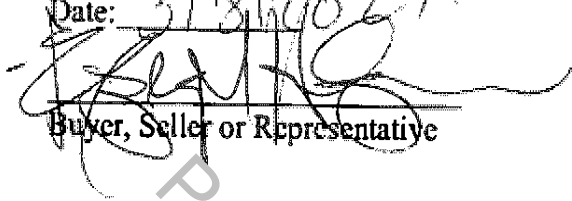
EXEMPT under provisions of Paragraph

6

Section 31-45, Property Tax Code.

Date:

3/8/2021



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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 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 3/8, 2021

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said [Signature]
this 8 day of March,
2021



NOTARY PUBLIC [Signature]

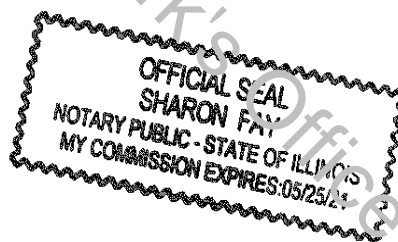
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 3/8, 2021

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said [Signature]
This 8 day of March,
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.)