

UNOFFICIAL COPY

Doc#: 2110201534 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2021 01:55 PM Pg: 1 of 4

2109600 IL/RTC

QUITCLAIM DEED

Dec ID 20210401685091
ST/CO Stamp 1-648-838-160
City Stamp 2-116-573-712

GRANTOR, CARLOS E. ROBLES, a married man, joined by his spouse, NICOLE ROBLES (herein, "Grantor"), whose address is 2317 North Avers Avenue, Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, CARLOS E. ROBLES and NICOLE ROBLES, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2317 North Avers Avenue, Chicago, IL 60647, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2317 North Avers Avenue,
Chicago, IL 60647

Permanent Index Number: 13-35-103-016-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

When recorded return to:

CARLOS E. ROBLES
NICOLE ROBLES
2317 NORTH AVERS AVENUE
CHICAGO, IL 60647

Send subsequent tax bills to:

CARLOS E. ROBLES
NICOLE ROBLES
2317 NORTH AVERS AVENUE
CHICAGO, IL 60647

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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Dated this 14 day of March, 2021.

GRANTOR

Carlos E. Robles

Carlos E. Robles

STATE OF IL
COUNTY OF Cook

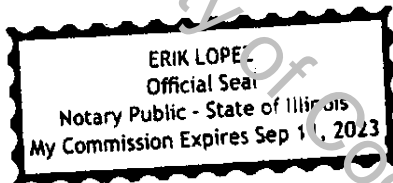
This instrument was acknowledged before me on 3/18/2021, by Carlos E. Robles.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Erik Lopez

My commission expires: 9/11/23



GRANTOR

Nicole Robles

Nicole Robles

STATE OF IL
COUNTY OF Cook

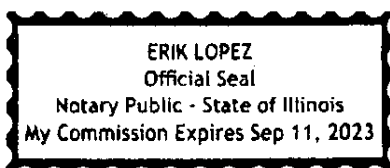
This instrument was acknowledged before me on 3/18/2021, by Nicole Robles.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Erik Lopez

My commission expires: 9/11/23



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/51-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

3/18/21
Date

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STATEMENT BY GRANTOR AND GRANTEE

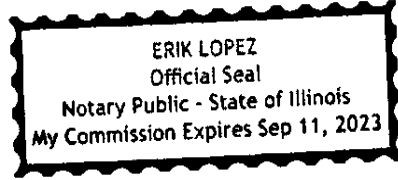
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 3/18/2021

Signature: *Erik Lopez*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 18 day of March, 2021.

Notary Public *[Signature]*



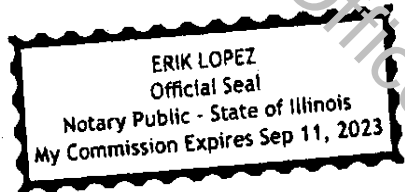
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 3/18/2021

Signature: *Erik Lopez*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 18 day of March, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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EXHIBIT A

[Legal Description]

THE NORTH 12 FEET OF LOT 37 AND THE SOUTH 18 FEET OF LOT 38 IN L.A. TRAPET'S FULLERTON AVENUE ADDITION TO CHICAGO, BEING A RESUBDIVISION OF BLOCK 1 IN GRANT AND KEENEY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.