

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)

Doc#: 2112010283 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/30/2021 04:07 PM Pg: 1 of 3

Dec ID 20210301653086
ST/CO Stamp 1-299-759-632
City Stamp 0-226-017-808

~~Mail to:~~

Miguel A. Padilla
3118 South Komensky Avenue
Chicago, IL 60623

1072

Name & address of taxpayer:

Miguel A. Padilla
3118 South Komensky Avenue
Chicago, IL 60623

THE GRANTOR(S) Miguel A. Padilla, married to Maria del Refugio Ramirez Vazquez and Luis Antonio Padilla Ramirez, a married man, of the City of Chicago, State of Illinois for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Miguel A. Padilla, married to Maria del Refugio Ramirez Vazquez of 3118 South Komensky Avenue, Chicago, IL 60623, all interest in the following described real estate situated in the County of COOK in the State of Illinois, to wit:

LOT 44 IN BLOCK 2 IN HORACE R. HUGHES SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 in fee simple forever.

NOTE: This is not homestead property for Luis Antonio Padilla Ramirez

Permanent index number(s) 16-34-203-028-0000
Property address: 3118 South Komensky Avenue, Chicago, IL 60623

Mail to:
Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148

20-122880B

DATED this 23 day of February, 2021.

Miguel A Padilla
Miguel A. Padilla

Maria Del Refugio Ramirez Vazquez
Maria del Refugio Ramirez Vazquez

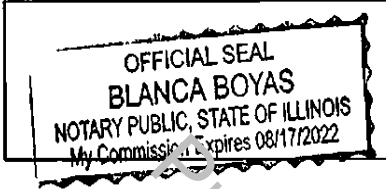
Luis A. Padilla
Luis Antonio Padilla Ramirez

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QUIT CLAIM DEED

Statutory (Illinois)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Miguel A. Padilla and Maria del Refugio Ramirez Vazquez and Luis Antonio Padilla Ramirez



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 23 day of February, 2021.

COUNTY- ILLINOIS TRANSFER STAMPS

Exempt under provisions of Paragraph E 35ILCS 200/31-45, Property Tax Code

DATE: this 23 day of February, 2021

Buyer, Seller, or Representative: Luis A. Padilla
Luis Antonio Padilla Ramirez

NAME AND ADDRESS OF PREPARER:

Sean Robertson
Gateville Law Firm, LLC
A Real Estate Law Firm
1905 Marketview Drive, Suite 268
Yorkville, Illinois 60560

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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 title to real estate under the laws of the State of Illinois.

Dated February 23, 2021

Signature: Luis A. Padilla
Luis Antonio Padilla Ramirez

Subscribed and sworn before me by Luis Antonio Padilla Ramirez

This 23 day of February, 2021.



[Signature]
Notary Public

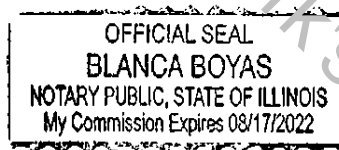
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title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

Dated 2/23, 2021

Signature: Miguel A. Padilla
Miguel A. Padilla

Subscribed and sworn before me by Miguel A. Padilla

This 23 day of February, 2021.



[Signature]
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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)