

# UNOFFICIAL COPY

## QUITCLAIM DEED

INDIVIDUAL TO INDIVIDUAL



\*2112519047\*

Doc# 2112519047 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2021 01:54 PM PG: 1 OF 5

Property of Cook County Clerk's Office

THE GRANTOR(S), Benjamin Moreno of the City of Chicago, County of Cook, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Maria A. Moreno of the City of Chicago, County of Cook, the following described Real Estate:

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

COMMONLY KNOWN AS: 4927 S. Rockwell Street, Chicago, IL 60632  
PIN: 19-12-213-007-0000

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee shall have and hold said premises as sole owner forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

REAL ESTATE TRANSFER TAX		05-May-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
19-12-213-007-0000   20210501620533   1-552-433-424			

DATED this 8 day of 7 2020

*Benjamin Moreno*  
Benjamin Moreno

REAL ESTATE TRANSFER TAX		05-May-2021	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
19-12-213-007-0000   20210501620533   1-174-184-208			

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

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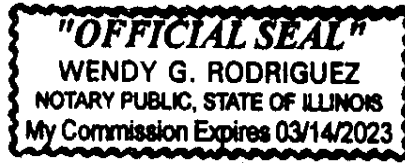
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Benjamin Moreno, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 7<sup>th</sup> day of AUGUST 2020.

  
NOTARY PUBLIC



PREPARED BY:  
Daniel Bondavalli  
5151 Mochel  
Downers Grove, IL, 60515

MAIL TO:

Maria A. Moreno

4927 S. Rockwell St.

Chicago, IL 60632

SEND SUBSEQUENT TAX BILLS TO:

Maria A. Moreno

4927 S. Rockwell St.

Chicago, IL 60632

Recorder's Office Box No. \_\_\_\_\_

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
and par. e and Cook County Ord. 93-0-27 par. 5

3-5-2021 Sign. Mane A. Mas

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## EXHIBIT A - LEGAL DESCRIPTION

LOT 25 IN B. F. JACOBS SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND GRAND TRUNK RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of COOK COUNTY Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 09 | 30 | 20 20

SIGNATURE: Benjamin Moreno  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

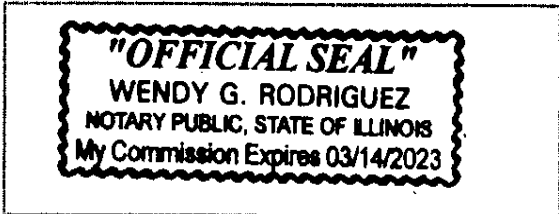
Subscribed and sworn to before me, Name of Notary Public: WENDY G. RODRIGUEZ

By the said (Name of Grantor): BENJAMIN MORENO

On this date of: 09 | 30 | 20 20

NOTARY SIGNATURE: Wendy Rodriguez

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 09 | 30 | 20 20

SIGNATURE: Maria A. Moreno  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: WENDY G. RODRIGUEZ

By the said (Name of Grantee): MARIA A. MORENO

On this date of: 09 | 30 | 20 20

NOTARY SIGNATURE: Wendy Rodriguez

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)