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Doc# 2113142008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/11/2021 09:31 AM PG: 1 OF 4

QUIT CLAIM DEED
ILLINOIS STATUTORY

THE GRANTOR(S), FILADELFO ALBOR and MARGARITA ALBOR (husband and wife), LETICIA ALBOR (a single woman) of the City of Chicago, County of Cook, State of Illinois, and MARILU ORTIZ (a married woman) of the Village of Westchester, Cook County, State of Illinois, 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:

MARILU ORTIZ (f/k/a MariluAlbor), a married woman, of 2219 Buckingham Ave. in Westchester, County of Cook in the State of Illinois, a 1/2 undivided interest as tenants in common AND to FILADELFO ALBOR and MARGARITA ALBOR (husband and wife), and LETICIA ALBOR (a single woman) of 804 S. Bishop St. in Chicago, County of Cook in the State of Illinois a 1/2 undivided interest as tenant in common (but as joint tenants with right of survivorship amongst themselves with respect to their 1/2 undivided interest) the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 3, EXCEPT THE WEST 2 FEET THEREOF, IN MCKEE'S SUBDIVISION OF LOTS 64, 65, AND 66 IN TAYLOR'S SUBDIVISION OF BLOCK 43 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD said premises forever as tenants in common with Marilu Ortiz, and as joint tenants with right of survivorship with respect to the 1/2 undivided interest held by Filadelfo Albor, Margarita Albor, and Leticia Albor

Exempt under Cook County Ordinance 93-0-27, paragraph E: and exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub paragraph E.

Permanent Real Estate Index Number(s): 17-17-317-025-0000
Address(es) of Real Estate: 804 S. Bishop St., Chicago, IL 60607

Dated this 7 th day of May , 2021

Filadelfo Albor
Filadelfo Albor

Margarita Albor
Margarita Albor

Leticia Albor
Leticia Albor

Marilu Ortiz
Marilu Ortiz

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STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **FILADELFO ALBOR and MARGARITA ALBOR**, as husband and wife, **LETICIA ALBOR** (a single woman), and **MARILU ORTIZ** (a married woman), personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official notarial seal, this 7th day of May, 2021.

(Notary Public)

Roberto M. Romero-Perez Notary Public
My commission expires August 3, 2023



Prepared by:


Roberto M. Romero-Perez
The Perrom Law Office, LLC
954 W. Washington Blvd, Suite 625
Chicago, IL 60607
312-637-9886

Mail to:

FILADELFO and MARGARITA ALBOR
804 S. Bishop St.
Chicago, IL 60607

Name and Address of Taxpayer:

FILADELFO and MARGARITA ALBOR
804 S. Bishop St.
Chicago, IL 60607

REAL ESTATE TRANSFER TAX	11-May-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-317-025-0000 | 20210501624165 | 0-912-486-672

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

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REAL ESTATE TRANSFER TAX

11-May-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-17-317-025-0000 | 20210501624165 | 0-060-059-920

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTORS** or their agent, affirm that, to the best of their knowledge, the names of the **GRANTEES** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either 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 and hold title to real estate under the laws of the State of Illinois.

DATED: May 7, 2021 SIGNATURE: Filadelfo Albor DATED: May 7, 2021 SIGNATURE: Margarita Albor
GRANTOR or AGENT – Filadelfo Albor GRANTOR or AGENT – Margarita Albor

DATED: May 7, 2021 SIGNATURE: Leticia Albor DATED: May 7, 2021 SIGNATURE: Marilu Ortiz
GRANTOR or AGENT – Leticia Albor GRANTOR or AGENT – Marilu Ortiz

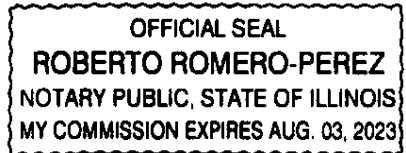
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signatures

Subscribed and sworn to before me, Name of Notary Public: Roberto M. Romero-Perez

By the said **FILADELFO ALBOR, MARGARITA ALBOR, LETICIA ALBOR, and MARILU ORTIZ.**

On this date of May 7, 2021

NOTARY SIGNATURE: Roberto M. Romero-Perez
Roberto M. Romero-Perez



GRANTEE SECTION

The **GRANTEES** or their agent affirm and verifies that the name of the **GRANTEES** shown on the deed or assignment of beneficial interest (ABI) in a land trust are either natural persons, 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.

DATED: May 7, 2021 SIGNATURE: Filadelfo Albor DATED: May 7, 2021 SIGNATURE: Margarita Albor
GRANTEE or AGENT – Filadelfo Albor GRANTEE or AGENT – Margarita Albor

DATED: May 7, 2021 SIGNATURE: Leticia Albor DATED: May 7, 2021 SIGNATURE: Marilu Ortiz
GRANTEE or AGENT – Leticia Albor GRANTEE or AGENT – Marilu Ortiz

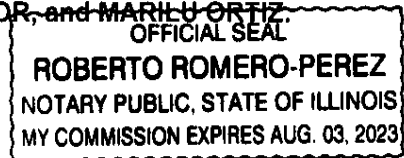
GRANTEES NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE'S signature.

Subscribed and sworn to before me, Name of Notary Public: Roberto M. Romero-Perez

By the said **FILADELFO ALBOR, MARGARITA ALBOR, LETICIA ALBOR, and MARILU ORTIZ.**

On this date of May 7, 2021

NOTARY SIGNATURE: Roberto M. Romero-Perez



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**