

# UNOFFICIAL COPY

Doc# 2113408141 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/14/2021 04:19 PM Pg: 1 of 4

21-64220  
**QUIT CLAIM DEED**  
ILLINOIS

Dec ID 20210501627951  
ST/CO Stamp 0-713-347-344

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
655 W Irving Park Rd #811  
Chicago, Illinois 60613

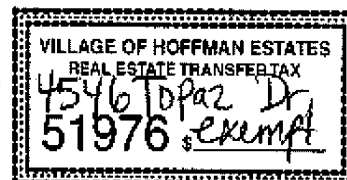
THE GRANTORS DANIEL R. VALDEZ, married to Tisha Valdez, and JOAN VALDEZ, a single person and not a party to a civil union, of 4546 Topaz Dr, Hoffman Estates, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby CONVEY and QUIT CLAIM unto THE GRANTEES DANIEL R. VALDEZ and TISHA VALDEZ, husband and wife, of 4546 Topaz Dr, Hoffman Estates, IL, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 26 IN CASTLEFORS UNIT NUMBER 1, BEING A SUBDIVISION OF PARTS OF HOWIE IN THE HILLS UNIT NUMBER 1, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JUNE 10, 1986 AS DOCUMENT 86-233709, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 02-19-137-026-0000  
Address of Real Estate: 4546 Topaz Dr, Hoffman Estates, IL 60192

SUBJECT TO the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety forever.



# UNOFFICIAL COPY

The date of this deed of conveyance is Dated this 25<sup>TH</sup> day of MARCH, 2021.

Joan Valdez  
Joan Valdez

State of ILLINOIS )  
County of COOK ) SS.

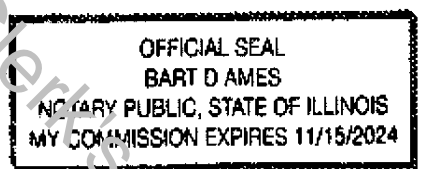
The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Joan Valdez, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me  
this 25<sup>TH</sup> day of MARCH, 2021.

Bart D. Ames  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e)  
SECTION 31-45 REAL ESTATE TAX LAW

5-11-2021 B. Bloomer  
DATE BUYER, SELLER OR REPRESENTATIVE



North American Title Company  
Commitment No.: 21-64220

# UNOFFICIAL COPY

The date of this deed of conveyance is Dated this 25<sup>TH</sup> day of MARCH, 2021.

*Daniel R. Valdez*  
Daniel R. Valdez

*Tisha Valdez*  
Tisha Valdez, signing this instrument for the sole purpose of waiving and relinquishing any and all homestead rights.

State of IL )  
County of COOK ) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Daniel R. Valdez and Tisha Valdez, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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.

Subscribed and sworn to before me  
this 25<sup>TH</sup> day of MARCH, 2021.

*[Signature]*  
Notary Public



Send subsequent tax bills to:  
Daniel R. & Tisha Valdez  
4546 Topaz Dr  
Hoffman Estates, IL 60192

Mail recorded document to:  
Daniel R. & Tisha Valdez  
4546 Topaz Dr  
Hoffman Estates, IL 60192

# UNOFFICIAL COPY

## 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 **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 and hold title to real estate under the laws of the State of Illinois.

DATED: 07/12/2021

SIGNATURE: [Signature]  
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:

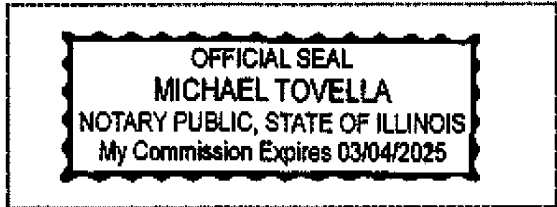
Michael Tovella

By the said (Name of Grantor): Daniel R Valdez

On this date of: 04/12/2021

NOTARY SIGNATURE: [Signature]

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

DATED: 04/12/2021

SIGNATURE: [Signature]  
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:

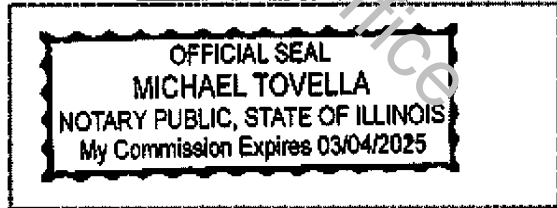
Michael Tovella

By the said (Name of Grantee): Daniel R Valdez

On this date of: 04/12/2021

NOTARY SIGNATURE: [Signature]

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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 3f)