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QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)

Doc# 2117619022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/25/2021 04:31 PM PG: 1 OF 6

(Above Space for Recorder's Use Only)

THE GRANTOR (S) Juan M Leanos, married to Mideli Romero and Federico Leanos, married to Married to Ma De Jesus Madera Lopez of the Town of Cicero, County of Cook State of Illinois for the consideration of (\$10.00) Ten DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and QUIT CLAIMS** to

Federico Leanos

The following described real estate situated in the County of Cook, State of Illinois, commonly known as 2501 S 59th Ct. Cicero, Il. 60804 , legally described as:

Attached

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 said premises.

This is not homestead property as to Mideli Romero and this is not homestead property as to Ma De Jesus Madera Lopez.

Permanent Real Estate Index Number(s):16-29-224-001-0000

Address(es) of Real Estate: 2501 S 59th Ct. Cicero, Il. 60804

Dated this 29th day of April, 2021

PLEASE	_____ (SEAL)	_____ (SEAL)
PRINT OR	Juan M Leanos _____	Federico Leanos _____
TYPE NAMES		
BELOW	<i>Juan M Leanos</i> (SEAL)	<i>Federico Leanos</i> (SEAL)
SIGNATURE(S)	_____	_____

Town of Cicero



Address: 2501 S 59TH CT	Real Estate Transfer Tax
Date: 05/25/2021	\$50.00
Stamp #: 2021-7718	Payment Type: Credit
By: jmunoz	Compliance #:
	Exempt

REAL ESTATE TRANSFER TAX

25-Jun-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-29-224-001-0000


| 20210401614447

| 1-604-605-200

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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, DO HEREBY CERTIFY that
 Juan M Leanos, married to Mideli Romero and Federico Leanos, married to Ma
 De Jesus Madera Lopez, his wife personally known to me to be the same
 person(s) whose name(s) 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 seal, this 29th day of April, 2021

Commission expires May 24, 2022

 NOTARY PUBLIC

This instrument was prepared by: David Menachof 362 E Burlington St. Riverside, Il. 60546

Mail to: Federico Leanos
 2501 S 59th Ct.
 Cicero, Il. 60804



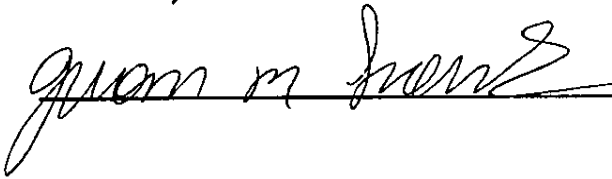
Send subsequent tax bills to:
Federico Leanos
2501 S 59th Ct.
Cicero, Il. 60804

OR

Recorder's Office Box No. _____

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
 SECTION 4, REAL ESTATE TRANSFER ACT.

Date: April 29 2021

 Buyer, Seller or Representative

Property of Cook County Clerk's Office

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Lot 46 (except the South 5 feet thereof) in Walleck's Subdivision of Block 19, in a subdivision of the West ½ of the Northeast ¼ and the West ½ of the Southeast ¼ of the Northeast ¼ of Section 29, Township 39 North , Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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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 April 29, 2021

Signature: *Juan M Llanos*
Grantor or Agent

Subscribed and sworn to before me
by the said Juan M Llanos
this 29 day of April, 2021
Notary Public *[Signature]*



The Grantee or his Agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated April 29, 2021

Signature: *Federico Llanos*
Grantee or Agent

Subscribed and sworn to before me
By the said Federico Llanos
This 29 day of April, 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 Tax Act.)



Real Estate Transfer Tax

Check One:

- DEED
- DECLARATION
- ASSIGNMENT OF BENEFICIAL INTEREST OF LAND TRUST
- EXEMPTION

RECORDER OR REGISTRAR'S DEED NO. _____
DATE RECORDED _____ <i>[For Recorder's Use Only]</i>

INSTRUCTIONS

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Building Department, 4949 W. Cermak Road, Cicero, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Town of Cicero Real Estate Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the deed is recorded, or affixed to the assignment of beneficial interest of any land trust at time of filing with the trustee.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 7(d) of the Ordinance.
- 4) A signed copy of the Illinois Tax Declaration form must be delivered to the Building Dept., pursuant to Section 10 of the ordinance, by the grantee (buyer) of any deed of assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest, or at the time of the payment of the tax, whichever occurs first.
- 5) For additional information, please call the Building Department (708) 656-3600 Monday thru Thursday 9:00 A.M. to 7:00 P.M.

Address of Property 2501 S 59th Ct. 60804

Permanent Property Index No. 16-29-224-001-0000

Commercial & Industrial Property (Describe) _____

Residential Property (Number of Units) one Zoned As: single family home

Date of Deed or Assignment 4/29/21

Type of Deed Quit Claim

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	Cashiers Check or Money Order Only	\$ <u>0</u>
Amount of Tax (\$10.00 per \$1,000 or fraction thereof of full actual consideration)		\$ <u>0</u>

Note: The Town of Cicero Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 7 and 8 of the ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Town of Cicero Real Estate Transfer Tax Ordinance by paragraph(s) 90-224 of Section 4 of said ordinance.

Details for exemption claimed: (explain) Son quit claiming to father, no consideration

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print) (Seller)

Juan M Leanos 2501 S 59th Ct. 60804

Signature Juan M Leanos Date Signed 4/29/21

Grantor: (Please Print) (Buyer)

Federico Leanos 2502 S 59th Ct. 60804

Signature Federico Leanos Date Signed 4/29/21

*The provisions of Section 7 and 8 thereof, there is imposed upon any exempt transaction a service charge of Fifty Dollars, (\$50.00)

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TOWN OF CICERO

EXEMPT TRANSACTION AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK
SS

The affiant, Juan M Leanos
(titleholder or authorized agent of the titleholder), of
the real property located at 2501 S 59th Ct, Cicero, Il. 60804
being conveyed in this transaction, being first duly sworn
on oath, attests that this transaction does not involve a
conveyance of real property in which any additional party
is acquiring an ownership interest or a present beneficial
interest in the conveyed real property.

Juan M. Leanos
Affiant

SUBSCRIBED AND SWORN TO
before me this 29th
day of April
2021.

[Signature]
Notary Public

