

UNOFFICIAL COPY

Doc#: 2120304461 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 02:14 PM Pg: 1 of 5

Dec ID 20210701696973
ST/CO Stamp 2-127-311-632

When recorded, return deed to:

Attorneys Title Agency
31440 Northwestern Highway, Suite 100
Farmington Hills, MI 48334

This instrument prepared by:

Patrick Goodwin, Esquire, a licensed
attorney in this state, c/o Petters Law Firm
PLLC, 800 Town & Country Plvd, Suite
300, Houston, TX 77024

Mail tax bills to Grantee:

Guillermo Rosales and Tamarah Rosales,
husband and wife
1027 Weeping Willow Drive, Wheeling, IL
60090

Space above this line for Recorder's Use

QUITCLAIM DEED

For Ten Dollars (\$10.00), and other good and valuable consideration, Guillermo Rosales, joined in execution by spouse, Tamarah Rosales, whose address is 1027 Weeping Willow Drive, Wheeling, IL 60090 ("Grantor"), does hereby convey and quitclaim to Guillermo Rosales and Tamarah Rosales, husband and wife, with an address of 1027 Weeping Willow Drive, Wheeling, IL 60090 ("Grantee(s)") the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 135 IN LEMKE FARMS SUBDIVISION, UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 24536419 AND REGISTERED AS DOCUMENT NUMBER LR3031925 AND CORRECTED BY PLAT RECORDED AS DOCUMENT NUMBER 24877456, AND REGISTERED AS DOCUMENT NUMBER LR3080271 IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to Grantor by instrument recorded on 11/5/2010 at Doc#: 1030933065 with the Recorder of Cook County, Illinois.

Permanent Index No: 03-15-214-059-0000

Property Address: 1027 Weeping Willow Drive, Wheeling, IL 60090. This address is provided for informational purposes only.



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SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 12th day of August, 2020.

[Signature Page Follows]

ATA No. IL-20710226-NLS

Property of Cook County Clerk's Office

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GRANTOR:

Tammarah Rosales

Tammarah Rosales

ACKNOWLEDGMENT

STATE OF IL)

COUNTY OF Cook)

This instrument was acknowledged before me on 12th day of August 2020 by Tammarah Rosales

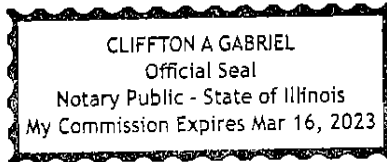
[Signature]

Signature of person taking acknowledgement

Title: Notary Public


Serial Number: 8111101

(SEAL)



Property of Cook County Clerk's Office

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GRANTOR


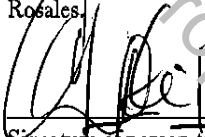
Guillermo Rosales

ACKNOWLEDGMENT

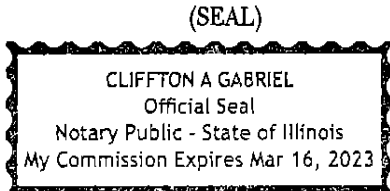
STATE OF IL)

COUNTY OF Cook)

This instrument was acknowledged before me on 12th day of August, 2020 by Guillermo Rosales.



Signature of person taking acknowledgement
Title: Notary Public
Serial Number: 814461

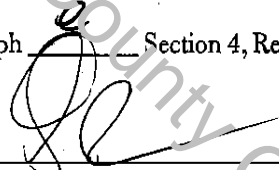


Prepared by: Patrick Goodwin, Esquire a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with Grantor(s) or Grantee(s), and did not provide legal advice to Grantor(s) or Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed.

Exempt under provisions of Paragraph 2 Section 4, Real Estate Transfer Act

8/12/2020

Date



Buyer, Seller, or Representative

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 **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: 7 | 19 | 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:

By the said (Name of Grantor): [Signature]

On this date of: 7 | 19 | 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: 7 | 19 | 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:

By the said (Name of Grantee): [Signature]

On this date of: 7 | 19 | 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. 31)**)