

# UNOFFICIAL COPY

**PREPARED BY:**

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Doc# 2120847024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2021 12:00 PM PG: 1 OF 4

## QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 09 day of July, 2021, by the Grantors JOSE AUGUSTO ESPINOZA and BELLA ARICHABALA, whose post office address is:

5510 W WRIGHTWOOD AVE  
CHICAGO, IL 60639

to the Grantees, YOLANDA ESPINOZA and JOSE AUGUSTO ESPINOZA as joint tenants with rights to survivorship whose post office address is:

5443 W WRIGHTWOOD AVE APT.1  
CHICAGO, IL 60639

5510 W WRIGHTWOOD AVE  
CHICAGO, IL 60639

WITNESSETH, That the Grantor, for good consideration and for the sum of \$10.00, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois to wit:

with a physical address: 5510 W WRIGHTWOOD AVE CHICAGO, IL 60639

### LEGAL DESCRIPTION:

LOT 44 IN BLOCK 5 IN WRIGHTWOOD AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, private and public utility easements and roads and highways, general taxes for the year 2009 and subsequent years

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including taxes which may accrue by reason of new or additional improvements during the years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Identification Number: 13-28-312-039-0000

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Jose Espinoza  
Grantor, JOSE AUGUSTO ESPINOZA

Bella Arichabala  
Grantor, BELLA ARICHABALA

STATE OF ILLINOIS )  
 )  
SS. )  
 )  
COUNTY OF COOK )

REAL ESTATE TRANSFER TAX		27-JUL-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-28-312-039-0000 | 20210701617152 | 0-938-781-456

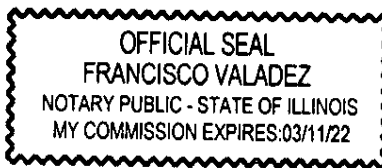
\* Total does not include any applicable penalty or interest due.

On 7-9-21 before me, FRANCISCO VALADEZ, personally appeared, JOSE AUGUSTO ESPINOZA and BELLA ARICHABALA personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Signature

[Handwritten Signature]



**Statement of Exemption under Real Estate Transfer Tax Act**

This transfer is exempt from transfer tax pursuant to the provisions of 35 ILCS 200/31-45.

REAL ESTATE TRANSFER TAX		27-Jul-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-28-312-039-0000 | 20210701617152 | 1-328-687-888

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the Grantee shown of the Deed or Assignment of Beneficial Interest in a land rust 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 any other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated, this 9 day of JULY, 2021

Jose Espinoza  
JOSE AUGUSTO ESPINOZA

Bella Arichabala  
BELLA ARICHABALA

Subscribed and sworn to before me by the said JOSE AUGUSTO ESPINOZA and BELLA ARICHABALA this 9 day of JULY, 2021

Notary Public \_\_\_\_\_



The Grantee or his or her agent affirms that, to the best of his or her knowledge, the name of the Grantees shown of the Deed or Assignment of Beneficial Interest in a land rust 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 any other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

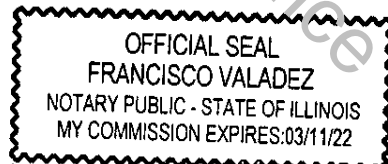
Dated, this 9 day of JULY, 2021

Jose Espinoza  
JOSE AUGUSTO ESPINOZA

Yolanda Espinoza  
YOLANDA ESPINOZA

Subscribed and sworn to before me by the said YOLANDA ESPINOZA and JOSE AUGUSTO ESPINOZA this 9 day of JULY, 2021.

Notary Public \_\_\_\_\_



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 any subsequent offenses.

(Attached 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.)

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Space Above Reserved for Employer or Cook County Recorder of Deeds

## NOTARIAL RECORD — RESIDENTIAL REAL PROPERTY TRANSACTIONS

### PROPERTY

The undersigned grantor(s) hereby certifies(y) that the residential real property identified in this notarial record is residential real property as defined in the Illinois Notary Public Act.

QUITCLAIM DEED

13-28-312-039-0000

Type or Name of Document of Conveyance

PIN Number of Residential Real Property

5510 W WRIGHTWOOD AVE

CHICAGO

IL

60639

Common Street Address of Residential Real Property

City

State

ZIP

07/09/2021

0

Date of Notarization

Notary Fee

Additional Comments

### NOTARY

FRANCISCO VALADEZ

Notary Printed Name

773-697-7650

Notary Phone Number

OFFICIAL SEAL  
FRANCISCO VALADEZ  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 03/11/22

3-11-2022

Notary Commission Expiration Date

Notary Signature

Notary Residential Street Address

City

State

ZIP

2016 N WESTERN AVE SUITE C

CHICAGO

IL 60647

Notary's Employer or Principal and Business Street Address

City

State

ZIP

### GRANTOR #1

JOSE AUGUSTO ESPINOZA

Grantor (Signer) #1 Printed Name

*Jose Espinoza*

Grantor (Signer) #1 Signature

5510 W WRIGHTWOOD AVE

Grantor (Signer) #1 Residential Street Address

CHICAGO

IL

60639

City

State

ZIP

### GRANTOR #2

BELLA ARICHABALA

Grantor (Signer) #2 Printed Name

*Bella Arichabala*

Grantor (Signer) #2 Signature

5510 W WRIGHTWOOD AVE

Grantor (Signer) #2 Residential Street Address

CHICAGO

IL

60639

City

State

ZIP

Grantor (Signer) #1 Means of Identification

Right Thumbprint of Grantor/Signer #1

Top of thumb here



Description of Print if not Right Thumb

Additional Comments

Grantor (Signer) #2 Means of Identification

Right Thumbprint of Grantor/Signer #2

Top of thumb here



Description of Print if not Right Thumb

Additional Comments