

# UNOFFICIAL COPY

**PREPARED BY:**

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O/B/O BC LAW FIRM, P.A.  
2805 CROW VALLEY TRAIL  
PLANO, TX 75023



\*2122406128I\*

Doc# 2122406128 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: 51.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/12/2021 02:15 PM PG: 1 OF 4

**RECORDATION REQUESTED BY:**

SOFIA JIMENEZ  
PHILIP J. JIMENEZ  
6520 N. TAHOMA AVENUE  
CHICAGO, IL 60646

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED Executed this 22 day of July, 2021, by first party **SOFIA JIMENEZ AND DAVID E. JIMENEZ-EKMAN, BOTH SINGLE, AS TENANTS IN COMMON, NOT AS JOINT TENANTS**, to second party, **SOFIA JIMENEZ, A SINGLE PERSON AND PHILIP J. JIMENEZ, A MARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, of 6520 N. TAHOMA AVENUE, CHICAGO, IL 60646.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

**LOT 34 IN BLOCK 26 IN EDGEBROOK MANOR, BEING A SUBDIVISION OF LOTS 27, 32, 33, 34, 35 AND THAT PART OF THE SOUTHWEST 1/2 OF LOT 38 AND ALL OF LOT 39 WEST OF ROAD, ALL OF LOTS 40, 41, 42, 43, 44 AND THE SOUTHWEST 1/2 OF LOT 45 ALL OF LOTS 48, 49, 50, 51 AND 52 IN THE SUBDIVISION OF BROUSON'S PART OF CALDWELL'S RESERVATIONS IN TOWNSHIPS 40 AND 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART OF SAID LOTS 34 AND 41 LYING SOUTH OF THE NORTH CITY LIMITS OF THE CITY OF CHICAGO, WEST OF THE CENTER LINE OF CARPENTER ROAD AND EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY, EXCEPT ALSO THE 100 FOOT RIGHT OF WAY OF CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.**

APN: 10-33-323-011-0000

PROPERTY ADDRESS: 6520 N. TAHOMA AVENUE, CHICAGO, IL 60646

David E. Jimenez-Ekman hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

X   
(Signature of buyer, seller, or representative)

7/22/21  
(Date)

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


  
\_\_\_\_\_  
SOFIA JIMENEZ

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **SOFIA JIMENEZ**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 7/22/2021, 2021.



(seal)




  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5/11/2024

Send Tax Bills to:  
SOFIA JIMENEZ  
PHILIP J. JIMENEZ  
6520 N. TAHOMA AVENUE  
CHICAGO, IL 60646

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		12-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
10-33-323-011-0000   20210801624487   0-301-655-824		

REAL ESTATE TRANSFER TAX		12-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
10-33-323-011-0000   20210801624487   1-134-958-352		



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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: 8 | 2 | 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:

Joannie F Colombo

By the said (Name of Grantor): Agent Dan Madden

On this date of: 8 | 2 | 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: 8 | 2 | 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:

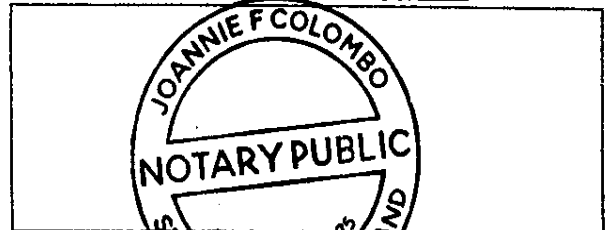
Joannie F Colombo

By the said (Name of Grantee): Agent Dan Madden

On this date of: 8 | 2 | 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)