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Doc# 2122422036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/12/2021 04:17 PM PG: 1 OF 4

Commitment Number: 21126090

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

Mail Tax Statements To: IVET GUZMAN, 2428 N SPRINGFIELD AVE, CHICAGO, IL 60647

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-26-324-025-0000


QUITCLAIM DEED

MARISELA GUZMAN, unmarried, IVET GUZMAN, unmarried, and JUANA GUZMAN, surviving spouse of ANTONIO GUZMAN, as per attached death certificate, hereinafter grantors, whose address is 2428 N SPRINGFIELD AVE, CHICAGO, IL 60647, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to IVET GUZMAN, unmarried, hereinafter grantee, whose tax mailing address is 2428 N SPRINGFIELD AVE, CHICAGO, IL 60647, the following real property:

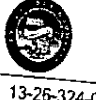

ALL THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND DESCRIBED AS FOLLOWS TO WIT: LOT 12 IN BLOCK 38 IN PENNOCK, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 2428 N SPRINGFIELD AVE, CHICAGO, IL 60647

Prior instrument reference: 1605755019

REAL ESTATE TRANSFER TAX	12-Aug-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-26-324-025-0000 | 20210801634740 | 1-678-403-344

REAL ESTATE TRANSFER TAX	12-Aug-2021
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-26-324-025-0000 | 20210801634740 | 1-173-284-624

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

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Executed by the undersigned on MAY 28, 2021:

Marisela Guzman
MARISELA GUZMAN

Ivet Guzman
IVET GUZMAN

Juana Guzman
JUANA GUZMAN

Antonio Guzman
ANTONIO GUZMAN

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on MAY 28, 2021 by **MARISELA GUZMAN, IVET GUZMAN, JUANA GUZMAN and ANTONIO GUZMAN** who are personally known to me or have produced **DRIVER'S LICENSES AND IDENTIFICATION CARD** as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Jewel Harris
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 6-2-2021

Thomas Wiseman
Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

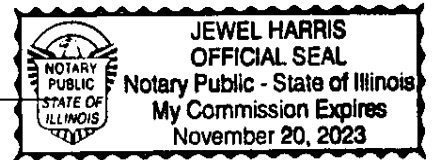
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 MAY 28, 20 21

Juana Guzman Marisela Guzman Juana Guzman
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said MARISELA GUZMAN AND IVET GUZMAN AND JUANA GUZMAN
this 28th day of MAY,
20 21.

NOTARY PUBLIC Jewel Harris



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 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.

Date MAY 28, 20 21

Juana Guzman
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said IVET GUZMAN
This 28th day of MAY,
20 21.

NOTARY PUBLIC Jewel Harris



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

CERTIFICATION OF DEATH RECORD

UNOFFICIAL COPY

COOK COUNTY CLERK VITAL RECORDS CHICAGO, ILLINOIS MEDICAL CERTIFICATE OF DEATH


STATE FILE NUMBER 2020 0063409

DATE ISSUED 7/23/2020

DECEDENT'S LEGAL NAME ANTONIO HERNANDEZ GUZMAN			SEX MALE	DATE OF DEATH JUNE 27, 2020
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 95 YEARS	DATE OF BIRTH JUNE 13, 1925		
CITY OR TOWN CHICAGO		HOSPITAL OR OTHER INSTITUTION NAME 2428 NORTH SPRINGFIELD AVENUE		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE MEXICO	SOCIAL SECURITY NUMBER 327-38-9677	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME JUANA ALVARADO	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 2428 NORTH SPRINGFIELD AVENUE		APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60647	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION PLACIDO GUZMAN	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION FELISA HERNANDEZ
INFORMANT'S NAME JUANA GUZMAN		RELATIONSHIP WIFE	MAILING ADDRESS 2428 NORTH SPRINGFIELD AVENUE, CHICAGO, IL 60647	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION MOUNT OLIVE CEMETERY	LOCATION - CITY OR TOWN AND STATE CHICAGO, IL	DATE OF DISPOSITION JULY 07, 2020	
FUNERAL HOME MONTCLAIR-LUCANIA FUNERAL HOME, 8001 W. BELMONT AVENUE, CHICAGO, IL 60634				
FUNERAL DIRECTOR'S NAME PHILLIP BERNARD HERNANDEZ			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015588	
LOCAL REGISTRAR'S NAME KAREN A. YARBROUGH			DATE FILED WITH LOCAL REGISTRAR JULY 8, 2020	
CAUSE OF DEATH PART I				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. DEMENTIA			UNKNOWN UNKNOWN	
b. CEREBROVASCULAR DISEASE			UNKNOWN UNKNOWN	
c.				
Due to (or as a consequence of):				
PART II: Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I			WAS AN AUTOPSY PERFORMED? NO	
CHRONIC KIDNEY DISEASE			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
FEMALE PREGNANCY STATUS NOT APPLICABLE			MANNER OF DEATH NATURAL	
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?	
LOCATION OF INJURY				
DESCRIBE HOW INJURY OCCURRED:			IF TRANSPORTATION INJURY, SPECIFY:	
ATTEND THE DECEASED? NO	DATE LAST SEEN ALIVE UNKNOWN	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 10:23 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED JULY 06, 2020	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH KIM BATTLEMILLER, 2000 SPRINGER DRIVE, LOMBARD, IL 60148			PHYSICIAN'S LICENSE NUMBER 036089483	

APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH

This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.


 Karen A. Yarbrough
 Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM