

UNOFFICIAL COPY

Doc#: 2123010254 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2021 01:21 PM Pg: 1 of 9

Dec ID 20210601669493

City Stamp 0-902-225-168

Commitment Number: 100663349
Seller's Loan Number: 8200392155

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 Return To:
National Link
1000 Commerce Drive
Suite 300
Pittsburgh, PA 15275

Mail Tax Statements To: ALEJANDRO H. CASTREJON: 2846 N. Parkside Ave, Chicago,
IL 60634

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-29-230-045

QUITCLAIM DEED

*

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

*

ALEJANDRO H. CASTREJON joined by spouse JUANA VENTURA JIMENEZ and LAURENTINO CASTREJON joined by spouse JUANA CASTREJON ALVAREZ, whose mailing address is 2846 N. Parkside Ave, Chicago, IL 60634, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to ALEJANDRO H. CASTREJON, married, hereinafter grantee, whose tax mailing address is 2846 N. Parkside Ave, Chicago, IL 60634, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 4 (EXCEPT THE NORTH 14.79 FEET THEREOF) AND THE NORTH 18.79 FEET OF LOTS 5 IN THE SUBDIVISION OF LOTS 15 AND 16 IN KING AND

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PATTERSON'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH ONE AND ONE-HALF FEET OF THE NORTH 20.29 FEET OF LOT 5 IN THE SUBDIVISION OF LOTS 15 AND 16 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED FROM ALEJANDRO H. CASTREJON, A NEVER MARRIED PERSON TO ALEJANDRO H. CASTREJON AND LAURENTINO CASTREJON, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY AS DESCRIBED IN QUIT CLAIM DEED INSTRUMENT NO. 0909003096, DATED 01/19/2009, RECORDED 03/31/2009, IN COOK COUNTY RECORDS.

Property Address is: 2846 N. Parkside Ave, Chicago, IL 60634

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

UNOFFICIAL COPY

Executed by the undersigned on June 28, 2021:



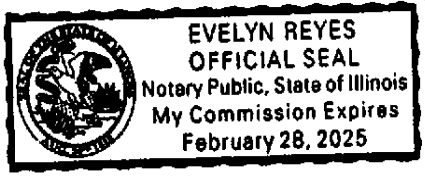
ALEJANDRO H. CASTREJON

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on June 28, 2021 by **ALEJANDRO H. CASTREJON**, who is personally known to me or has produced IL Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



COOK County Clerk's Office

UNOFFICIAL COPY

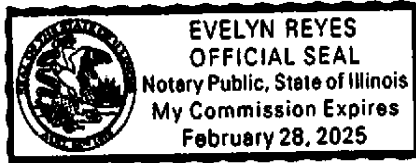
Executed by the undersigned on June 28, 2021:

Juana Ventura Jimenez
JUANA VENTURA JIMENEZ

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on June 28, 2021 by JUANA VENTURA JIMENEZ, who is personally known to me or has produced Mexico Consular ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

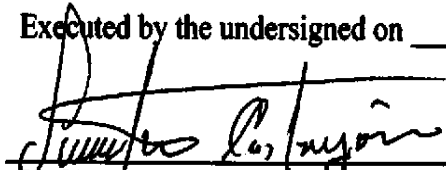

Notary Public



Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on June 28, 2021:



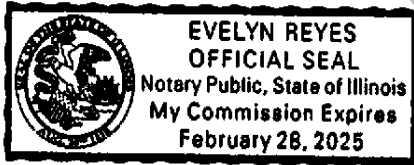
LAURENTINO CASTREJON

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on June 28, 2021 by **LAURENTINO CASTREJON**, who is personally known to me or has produced IL Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



OFFICE OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Executed by the undersigned on June 28, 2021:

Juana Castrejon Alvarez
JUANA CASTREJON ALVAREZ

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on June 28, 2021 by JUANA CASTREJON ALVAREZ, who is personally known to me or has produced IL State ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY


MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 6-28-21


Buyer or Representative
Alejandro Castrejon

REAL ESTATE TRANSFER TAX		02-Jul-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-29-230-045-0000 | 20210601669493 | 0-902-225-168

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

Property of Cook County Clerk's Office

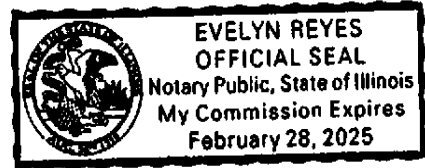
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STATEMENT BY GRANTOR AND GRANTEE

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 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 June 28, 2021

Juana Castrejon Alvarez
Signature of Grantor or Agent



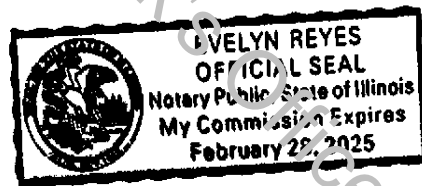
Subscribed and sworn to before
Me by the said Juana Castrejon Alvarez
this 28 day of June,
2021.

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 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 June 28, 2021

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Alejandro H Castrejon
This 28 day of June,
2021.

NOTARY PUBLIC [Signature]

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.)

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Loan # : 8200392155

Exhibit A

LEGAL DESCRIPTION

The following described property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 4 (EXCEPT THE NORTH 14.79 FEET THEREOF) AND THE NORTH 18.79 FEET OF LOTS 5 IN THE SUBDIVISION OF LOTS 15 AND 16 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH ONE AND ONE-HALF FEET OF THE NORTH 20.29 FEET OF LOT 5 IN THE SUBDIVISION OF LOTS 15 AND 16 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Assessor's Parcel No: 13-29-230-045