



2123957011D

Doc# 2123957011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/27/2021 11:02 AM PG: 1 OF 6

After Recording Return to:

FIRST AMERICAN TITLE
INSURANCE CO.

4785 REGENT BLVD.

1006-A
IRVING, TX 75063

ATTN: RECORDING

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL. Bar ID No. 6280331

Mail Tax Statements To:

Maria S. Gutierrez
3758 W. 57th St.
Chicago, IL 60629

Tax Parcel ID Number:

19-14-114-057-0000

Order Number:

90104053LA-DX2

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Maria S Gutierrez, date 1/30/2021
MARIA S. GUTIERREZ

Dated this 30th day of January, 2021. WITNESSETH, that MARIA S. GUTIERREZ, a single woman, and ILEANA PADILLA AND PEDRO PADILLA, wife and husband, not as tenants in common, but as joint tenants with rights of survivorship, whose address is 3758 W. 57th St., Chicago, IL 60629, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto MARIA S. GUTIERREZ, a single woman, and PATRICIA ZARATE, a single woman, not as tenants in common, but as joint tenants with rights of survivorship, whose address is 3758 W. 57th St., Chicago, IL 60629, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 3758 W. 57th St., Chicago, IL 60629, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



PCL

90104053LADQTC01030105

UNOFFICIAL COPY

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



In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantors on the date first written above.

Grantor 1 of 3:

Maria S. Gutierrez
MARIA S. GUTIERREZ

STATE OF Illinois
COUNTY OF Cook


REAL ESTATE TRANSFER TAX		27-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-14-114-057-0000		20210801652047 0-772-949-776

SS.

I, Angel R. Allen a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARIA S. GUTIERREZ**, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 30 day of January, 2021

Angel R. Allen
Notary Public
My commission expires: 10.15.22

REAL ESTATE TRANSFER TAX		27-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
19-14-114-057-0000		20210801652047 1-335-122-704

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



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Grantor 2 of 3:

Ileana Padilla
ILEANA PADILLA

STATE OF IL)
)
COUNTY OF JEFF) ss.

I, Jason W Yach, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ILEANA PADILLA, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 9th day of MARCH 2021.



Jason W Yach
Notary Public
My commission expires: 09/15/24



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Grantor 3 of 3:


_____)
PEDRO PADILLA)


STATE OF IL)
COUNTY OF Will)

ss.

I, Jason W Yach, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **PEDRO PADILLA**, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 4th day of MARCH 2021.





Notary Public
My commission expires: 09/15/24



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EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of CHICAGO, County of COOK, State of Illinois, and is described as follows:

LOT 25 AND 26 (EXCEPT THE EAST 13.85 FEET THEREOF) IN BLOCK 15 IN JAMES H. CAMPBELL'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 19-14-114-057-0000

Property of Cook County Clerk's Office



PCL

90104053LADQTC01030505

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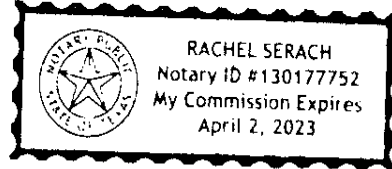
STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated August 20, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Rachel Serach
This 20th day of August, 2021
Notary Public [Handwritten Signature]

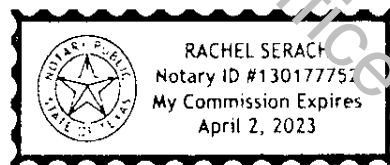


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date August 20, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Rachel Serach
This 20th day of August, 2021
Notary Public [Handwritten Signature]



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 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.)