

UNOFFICIAL COPY

Doc#: 2125120252 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/08/2021 11:39 AM Pg: 1 of 5

21223712L/RTC

QUITCLAIM DEED

Dec ID 20210901664126

ST/CO Stamp 1-281-600-272

City Stamp 0-318-312-208

GRANTOR, RODRIGO SAUL GONZALEZ, who took title as RODRIGO S. GONZALEZ RODRIGUEZ, a single man, and DEON DARIUS FALCON, a single man (herein, "Grantor"), whose address is 235 West Van Buren Street, Unit 1607 and P-305, Chicago, IL 60607, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, RODRIGO SAUL GONZALEZ, an unmarried man, and DEON DARIUS FALCON, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 235 West Van Buren Street, Unit 1607 and P-305, Chicago, IL 60607, all of Grantor's interest in, and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 235 West Van Buren Street, Unit
1607 and P-305, Chicago, IL
60607

Permanent Index Number: 17-16-238-028-1051; 17-16-238-028-1473

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

When recorded return to:

RODRIGO SAUL GONZALEZ
DEON DARIUS FALCON
235 WEST VAN BUREN STREET,
UNIT 1607 AND P-305
CHICAGO, IL 60607

Send subsequent tax bills to:

RODRIGO SAUL GONZALEZ
DEON DARIUS FALCON
235 WEST VAN BUREN STREET,
UNIT 1607 AND P-305
CHICAGO, IL 60607

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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Dated this 20th day of August, 2021.

GRANTOR

Rodrigo Saul Gonzalez

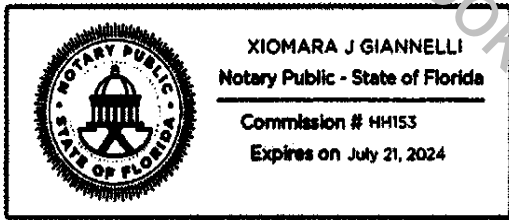
Rodrigo Saul Gonzalez, who took title as
Rodrigo S. Gonzalez Rodriguez

STATE OF Florida
COUNTY OF Seminole County

This instrument was acknowledged before me on 08/20/2021, by Rodrigo Saul Gonzalez, who took title as Rodrigo S. Gonzalez Rodriguez. Type of Identification produced: Illinois Driver License

[Affix Notary Seal]

Notary Signature: *X Giannelli*
Printed name: Xiomara J Giannelli
My commission expires: 07/21/2024



Notarized online using audio-video communication

Property of Cook County Clerk's Office

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GRANTOR

Deon Darius Falcon

Deon Darius Falcon

STATE OF Texas
COUNTY OF Tarrant

This instrument was acknowledged before me on 08/20/2021, by Deon Darius Falcon.

[Affix Notary Seal]

Notary Signature: *Larretta D Kennedy*

Printed name: Larretta D Kennedy

My commission expires: 06/28/2025



Notarized online using audio-video communication

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

08/20/21
Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

UNIT 1607 AND P-305, IN THE 235 W VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 091592-034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

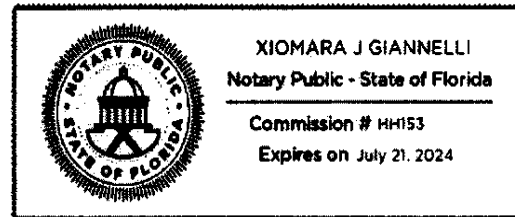
Dated: 02/20/2021

Signature: Rodrigo Saul Gonzalez
Grantor or Agent

Subscribed and sworn to before me by the said Rodrigo Saul Gonzalez this 20th day of August, 2021.

Type of Identification produced: Illinois Driver License

Notary Public Xiomara J Giannelli



Notarized online using audio-video communication

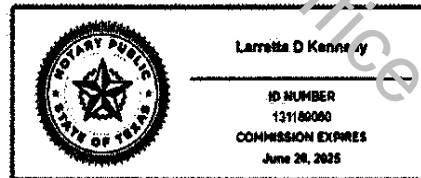
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 08/20/2021

Signature: Deon Darius Falcon
Grantee or Agent

Subscribed and sworn to before me by the said Deon Darius Falcon this 20th day of August 21, 20.

Notary Public Larretta D Kenney



Notarized online using audio-video communication

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)