

UNOFFICIAL COPY



21258550220

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210074847LD

Doc# 2125855022 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2021 11:20 AM PG: 1 OF 5

MAIL TAX STATEMENTS TO:
Elsa Luna and Paul Bruno
1418 Forest Road
La Grange Park, IL 60526

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 15-28-411-020-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 28 day of August, 2021, by and between **Elsa Luna and Paul Bruno, husband and wife and Julia Luna, an unmarried person, in joint tenancy forever**, a mailing address of 1418 Forest Road, La Grange Park, IL 60526, hereinafter referred to as Grantor(s) and **Elsa Luna and Paul Bruno, husband and wife, as tenants by the entirety**, a mailing address of 1418 Forest Road, La Grange Park, IL 60526, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1418 Forest Road, La Grange Park, IL 60526

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

28 August 2021
Date

Elsa Luna
Signature of Buyer, Seller or Representative

S ✓
P 5
S ✓
SC
INT JP

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

REAL ESTATE TRANSFER TAX		14-Sep-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

15-28-411-020-0000 | 20210901661452 | 1-797-537-552

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 28 day of August, 2021.

Elsa Luna
Elsa Luna

Paul Bruno
Paul Bruno

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Elsa Luna and Paul Bruno, is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28 day of August, 2021.

Kerminalacy
Notary Public

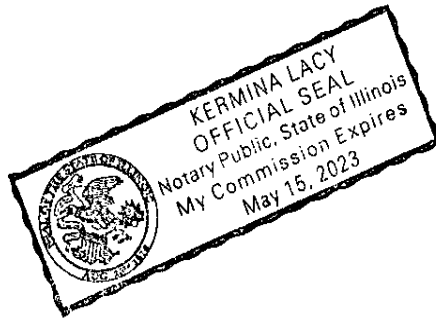
My commission expires: 5.15.2023



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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 28 day of August, 2021.

Julia Luna
Julia Luna



STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Julia Luna, is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28 day of August, 2021.

Kermina Lacy
Notary Public
My commission expires: 5-15-2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

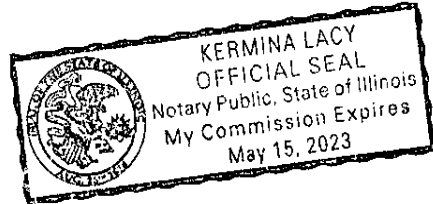
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STATEMENT BY GRANTOR AND GRANTEE

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 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 28, 2021.

Signature: *Elsa Luna*
Grantor, or Agent



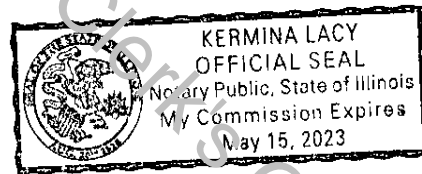
Subscribed and sworn to before me by the said Elsa Luna this 28 day of August, 2021.

[Signature]
Notary Public
My commission expires: 5-15-2023

The Grantee or her/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.

Dated 8-28-21, 2021.

Signature: *Paul Bruno*
Grantee, or Agent



Subscribed and sworn to before me by the said Paul Bruno this 28 day of August, 2021.

[Signature]
Notary Public
My commission expires: 5-15-2023

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.)

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EXHIBIT "A" LEGAL DESCRIPTION

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 182 IN TALMAN A. THIELE'S WEST 26TH STREET
SUBDIVISION, IN LAGRANGE PARK, A SUBDIVISION
OF THE EAST 1/2 OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP
39 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Parcel# 15-28-411-020-0000