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Doc# 2127301011 Fee \$88.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/30/2021 09:42 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

Quit Claim Deed

AFTER RECORDING MAIL TO:

Matthew Panichi, Esq.
930 Hayrack Dr.
Algonquin, IL 60102

MAIL REAL ESTATE TAX BILL TO:

Oswaldo Avila, Jr.
118 Laura Lane
Thornton, IL 60476

Chicago Title 216ND 047046EL 10F3 12m WCA

THE GRANTOR(s) **MELISSA R. AVILA, F/K/A MELISSA WAGNER, A MARRIED WOMAN, WHO TOOK TITLE AS UNMARKED**, of 118 Laura Lane, Thornton, IL 60476, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUITCLAIM(s) unto **MELISSA R. AVILA and OSVALDO AVILA, JR, WIFE AND HUSBAND**, of 118 Laura Lane, Thornton, IL 60476, the following described real estate in the County of Cook and State of Illinois, to Wit:

LOT 10 IN THOMAS TOEPFERS ADDITION TO THORNWOOD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY, ACCORDING TO PLAT THEREOF, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 7, 1958, AS DOCUMENT NUMBER I 789431.

SUBJECT TO: General real estate taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

No taxable consideration – Exempt pursuant to Paragraph (e), Section 31-45 of the Real Estate Transfer Act;

Permanent Real Estate Index Number(s): 29-27-311-027-0000

Address of Real Estate: 118 Laura Lane, Thornton, IL 60476

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

DATED this 21 day of July, 2021.

Melissa R. Avila
MELISSA R. AVILA
F/K/A MELISSA WAGNER

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **MELISSA R. AVILA**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as their 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 and official seal this 21st day of July, 2021.



Patricia R. Ott
Notary Public

REAL ESTATE TRANSFER TAX

18-Aug-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

29-27-311-027-0000

| 20210801637413 | 0-994-203-408

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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 July 21, 2021

Signature: Melissa R Avila
Melissa R. Avila, F/K/A Melissa Wagner

Subscribed and sworn to before me
by the said Melissa R Avila
this 21st day of July, 2021

Notary Public Patricia R. Ott
PATRICIA R. OTT
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Aug 01, 2024

The Grantees or their Agent affirms and verifies that the name of the Grantees 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 and hold title to real estate under the laws of the State of Illinois.

Dated July 21, 2021

Signature: Melissa R Avila
Melissa R. Avila, F/K/A Melissa Wagner

Signature: [Signature]
Osvaldo Avila, Jr.

Subscribed and sworn to before me
by the said Osvaldo Avila Jr.
this 21st day of July, 2021

Notary Public Patricia R. Ott

PATRICIA R. OTT
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Aug 01, 2024