

# UNOFFICIAL COPY



\*2128522018D\*

AFTER RECORDING RETURN TO:  
SILK ABSTRACT COMPANY  
300 Centerville Road, Suite 304  
Warwick, RI 02886  
File No. R-200565-CDM

Doc# 2128522018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/12/2021 10:23 AM PG: 1 OF 4

MAIL TAX STATEMENTS TO:  
**LOPOI A. BOTI and FADERIN Y. BOTI**  
4236 South Langley Avenue  
Chicago, IL 60653

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

Parcel ID No.: 20-03-225-039

## QUIT CLAIM DEED

THIS DEED made and entered into on this 30 day of Sept, 2021, by and between **LOPOI A. BOTI and FADERIN Y. BOTI, HUSBAND AND WIFE, WHO ERRONEOUSLY TOOK TITLE AS WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, a mailing address of 4236 South Langley Avenue, Chicago, IL 60653, hereinafter referred to as Grantor(s) and **LOPOI A. BOTI and FADERIN Y. BOTI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 4236 South Langley Avenue, Chicago, IL 60653, 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: 4236 South Langley Avenue, Chicago, IL 60653

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

09/30/21

Date

### REAL ESTATE TRANSFER TAX

08-Oct-2021



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

20-03-225-039-0000 | 20211001600040 | 0-515-295-376

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

Signature of Buyer, Seller or Representative

*[Handwritten Signature]*

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

### REAL ESTATE TRANSFER TAX

12-Oct-2021



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

20-03-225-039-0000 | 20211001600040 | 0-892-709-008



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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 30 day of Sept, 2021.

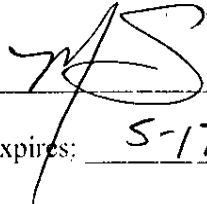
  
LOPOI A. BOTI

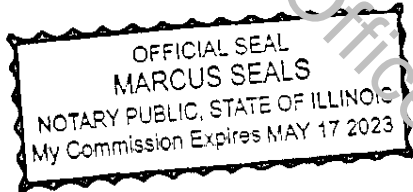
  
FADERIN Y. BOTI

STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT LOPOI A. BOTI and FADERIN Y. BOTI, 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 30 day of Sept, 2021

  
Notary Public  
My commission expires: 5-17-23



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



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## EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

THE SOUTH 25 FEET OF THE NORTH 75 FEET OF LOT 19 IN MARGARET JOINSON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO LOPOI A BOTI AND FADERIN Y BOTI, WIFE AND HUSBAND AS TENANTS BY ENTIRETY FROM ROMEANNA A JOHNSON, A SINGLE PERSON BY DEED DATED JUNE 29, 2018 AND RECORDED ON JULY 26, 2018 AS DOCUMENT NUMBER 1820710037.

PARCEL ID NUMBER: 20-03-225-039

PROPERTY COMMONLY KNOWN AS: 4236 SOUTH LANGLEY AVENUE, CHICAGO, IL 60653



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## STATEMENT BY GRANTOR AND GRANTEE

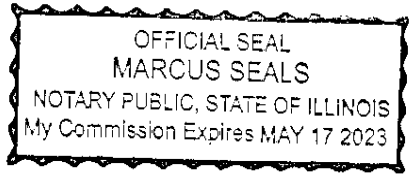
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 Sept 30, 2021.

Signature: [Handwritten Signature]  
Grantor, or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this  
30 day of Sept, 2021.

[Handwritten Signature]  
Notary Public  
My commission expires: 5-17-23



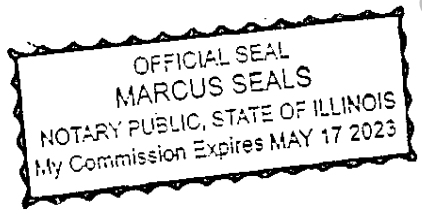
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Sept 30, 2021.

Signature: [Handwritten Signature]  
Grantee, or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this  
30 day of Sept, 2021.

[Handwritten Signature]  
Notary Public  
My commission expires: 5-17-23



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.)

