

UNOFFICIAL COPY

Doc#: 2130020562 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2021 02:00 PM Pg: 1 of 5

2126559 IL/RTC

Dec ID 20211001619798
ST/CO Stamp 1-048-745-104
City Stamp 0-491-525-264

QUITCLAIM DEED

GRANTOR, EDUARDO BANDA, an unmarried man, and CRISTINA BANDA, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 2845 S. Kostner Avenue, Chicago, IL 60623, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, EDUARDO BANDA, an unmarried man (herein, "Grantee") whose address is 2845 S. Kostner Avenue, Chicago, IL 60623, 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: 2845 S. Kostner Avenue,
Chicago, IL 60623

Permanent Index Number: 16-27-416-051-0000

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:

EDUARDO BANDA
2845 S. KOSTNER AVENUE
CHICAGO, IL 60623

Send subsequent tax bills to:

EDUARDO BANDA
2845 S. KOSTNER AVENUE
CHICAGO, IL 60623

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 8 day of October, 2021.

GRANTOR

Eduardo Banda
EDUARDO BANDA

STATE OF Illinois
COUNTY OF Cook

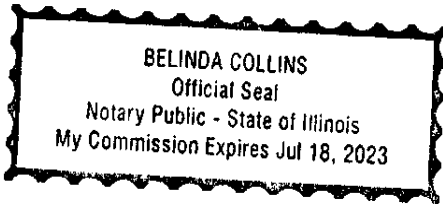
This instrument was acknowledged before me on 10-8-2021, by EDUARDO BANDA.

[Affix Notary Seal]

Notary Signature: *Belinda Collins*

Printed name: Belinda Collins

My commission expires: July 18, 2023



Property of Cook County Clerk's Office

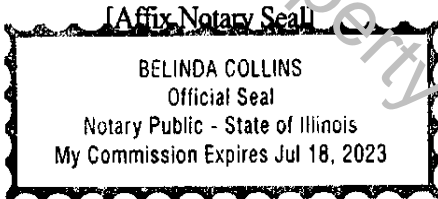
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GRANTOR

Cristina Banda
CRISTINA BANDA

STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on 10-8-2021, by CRISTINA BANDA.



Notary Signature: [Signature]
Printed name: BELINDA COLLINS
My commission expires: July 18, 2023

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] 10/8/21
Signature of Buyer/Seller/Representative Date

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

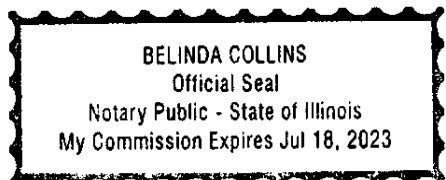
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10-8-2021

Signature: Eduardo Banda, Cristina Banda
Grantor or Agent

Subscribed and sworn to before me by the said Eduardo Banda, Cristina Banda this 8 day of October, 2021.

Notary Public [Signature]



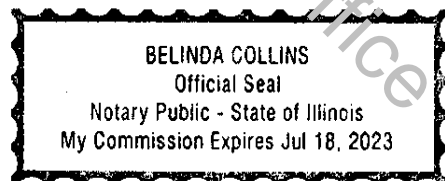
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10-8-2021

Signature: Eduardo Banda
Grantee or Agent

Subscribed and sworn to before me by the said Eduardo Banda this 8 day of October, 2021.

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

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EXHIBIT A

[Legal Description]

THE SOUTH 10 FEET OF LOT 18 AND ALL OF LOTS 19 AND 20 IN FREDERICK H BARTLETT'S SUBDIVISION OF BLOCKS 6 AND 7 (EXCEPT THE EAST 140.77 FEET THEREOF) IN REID'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 herefrom. 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.