

UNOFFICIAL COPY

Doc#: 2130117106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/28/2021 10:43 AM Pg: 1 of 11

Dec ID 20211001621223

Exempt under provisions of Paragraph
E, Section 31-45, Property Tax Code.



Buyer, Seller, or Representative

When recorded, return deed to:
States Title FTS Agency
3900 Lennane Drive, Suite 110
Sacramento, CA 95834

Mail tax bills to:
David M. Perales, Sr. and Nelly G.
Perales, 6141 West 35th Street, Cicero,
IL 60804

Prepared by Patrick Goodwin
c/o Betters Law Firm PLLC
800 Town & Country Blvd, Suite 500
Houston, TX 77024

Space above this line for Recorder's Use

QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, David M. Perales Sr. and Nelly G. Perales, husband and wife and Candido G. Trinidad, an unmarried man, as joint tenants, whose address is 6141 West 35th Street, Cicero, IL 60804 ("Grantor(s)"), does hereby convey and quitclaim to David M. Perales, Sr. and Nelly G. Perales, husband and wife, as joint tenants, with an address of 6141 West 35th Street, Cicero, IL 60804 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

THE WEST 5 FEET OF LOT 7 IN ALL OF LOT 8 IN BLOCK 2 IN BOULEVARD MANOR, A SUBDIVISION OF BLOCK 77 IN THE CIRCUIT COURT PARTITION OF SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1906 IN BOOK 95 OF PLATS, PAGE 10 AS DOCUMENT 396484, IN COOK COUNTY, ILLINOIS.

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The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 01/20/2010 at Doc#: 1002005147 with the Recorder of Cook County, Illinois.

Permanent Index No: 16-32-304-043

Property Address: 6141 West 35th Street, Cicero, IL 60804. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 19 day of June, 2021.

[Signature Page Follows]

FILE PM-168506-O

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR(S):

David M. Perales Sr.
David M. Perales Sr.

ACKNOWLEDGMENT

STATE OF Illinois)
COUNTY OF COOK)

This instrument was acknowledged before me on this 19 day of June, 2021, David M. Perales Sr..

Kanani K Enos
Notary Public



My Commission Expires: 9/24/2024

This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@better'slawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@better'slawfirm.com, 713-360-6290.

*** Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code. ***

8/4/21
Date

[Signature]
Buyer, Seller, or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR(S):

Nelly G. Perales
Nelly G. Perales

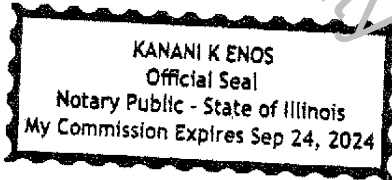
ACKNOWLEDGMENT

STATE OF Illinois)
COUNTY OF COOK)

This instrument was acknowledged before me on this 19 day of June, 2021, Nelly G. Perales.

Kanani K Enos
Notary Public

My Commission Expires: 9/24/2024



Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR(S):

Candido G. Trinidad

Candido G. Trinidad

ACKNOWLEDGMENT

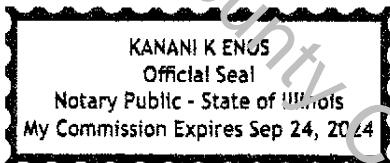
STATE OF Illinois)

COUNTY OF COOK)

This instrument was acknowledged before me on this 19 day of June, 2021, Candido G. Trinidad.

Kanani K Enos
Notary Public

My Commission Expires: 9/24/2024



Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (ABI) 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 another 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: 6/19/2021

SIGNATURE: Candido G. Trinidad
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

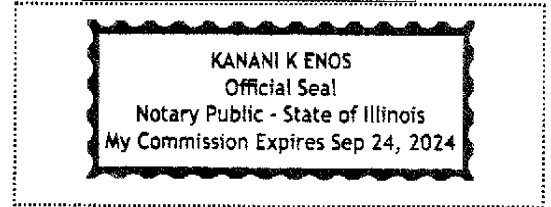
KANANI K. ENOS

By the said (Name of Grantor): Candido G. Trinidad

AFFIX NOTARY STAMP BELOW

On this date of: 6/19/2021

NOTARY SIGNATURE: Kanani K. Enos



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: _____

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

KANANI K. ENOS

By the said (Name of Grantor): Nely G. Perales and David M. Perales JD.

AFFIX NOTARY STAMP BELOW

On this date of: 6/19/2021

NOTARY SIGNATURE: _____



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

ALL-PURPOSE ACKNOWLEDGMENT

State of Illinois

County of COOK

On 09/19/2021 before me, Kanani K. Enos
DATE NAME OF NOTARY PUBLIC

personally appeared CANDIDO G. Trinidad
NAME(S) OF SIGNER(S)

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESs my hand and official seal.

Place Notary Seal or Stamp Here

Kanani K Enos
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT

Quit Claim Deed
TITLE OR TYPE OF DOCUMENT

9 of 11
NUMBER OF PAGES

09/19/2021
DATE OF DOCUMENT

Nelly G. Perales and David M. Perales Sr.
SIGNER(S) OTHER THAN NAMED ABOVE

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DATED: 6-19-2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

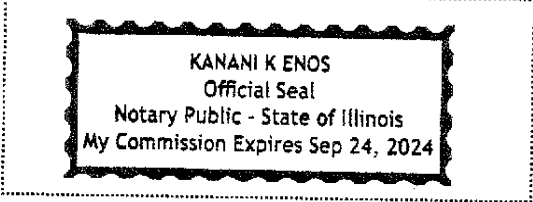
Subscribed and sworn to before me, Name of Notary Public: Kanani K. Enos

By the said (Name of Grantor): Nelly G. Perales

On this date of: 6/19/2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

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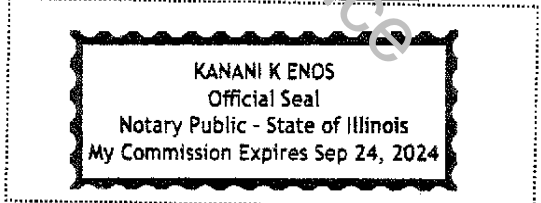
Subscribed and sworn to before me, Name of Notary Public: Kanani K. Enos

By the said (Name of Grantor): Nelly G. Perales

On this date of: 6/19/2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
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(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

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ALL-PURPOSE ACKNOWLEDGMENT

State of Illinois

County of COOK

On 01/19/2021 before me, Kanani K. ENOS
DATE NAME OF NOTARY PUBLIC

personally appeared Nelly G. Perales
NAME(S) OF SIGNER(S)

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Kanani K. Enos
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

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MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quitclaim Deed
TITLE OR TYPE OF DOCUMENT

10 of 11
NUMBER OF PAGES

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David M. Perales Sr. and
SIGNER(S) OTHER THAN NAMED ABOVE

Candido G. Trinidad

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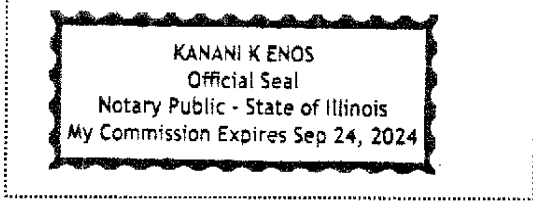
Kanani K. Enos

By the said (Name of Grantor): David M. Perales Sr.

On this date of: 6/19/2021

NOTARY SIGNATURE: [Signature]

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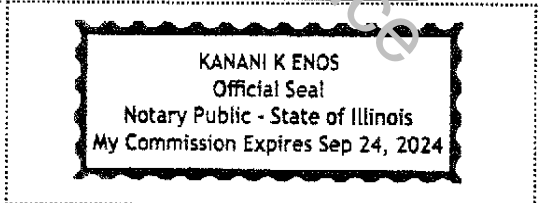
Kanani K. Enos

By the said (Name of Grantor): David M. Perales Sr.

On this date of: 6/19/2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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State of Illinois

County of COOK

On 6/19/2021 before me, Kanani K. ENOS
DATE NAME OF NOTARY PUBLIC

personally appeared David M. Perales Sr.
NAME(S) OF SIGNER(S)

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Nelly G. Perales and
SIGNER(S) OTHER THAN NAMED ABOVE

Gan Kru
Candido G. Trinidad