UNOFFICIAL COPY

WF-194021-0

Doc#. 2130621125 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/02/2021 10:01 AM Pg: 1 of 8

Dec ID 20211001613103

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 Lennarie Drive, Suite 110 Sacramento, CA 95834

Mail tax bills to: Daniel Sosa and Liseth A Bonilla, 4108 Grant Street, Oak Lawn, IL 60453

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 DEFL

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, Daniel Sosa, joined in execution by his wife, Liseth A Bonilla and Maria Josefina Sosa, joined in execution by her husband. Francisco Serafin, not as tenants in common, but as joint tenants with right of survivorship, whose a whees is 4108 Grant Street, Oak Lawn, IL 60453 ("Grantor(s)"), does hereby convey and quitclaim to Daniel Sosa and Liseth A Bonilla, husband and wife, as tenants in common, with an address of 4108 Grant Street Oak Lawn, IL 60453 ("Grantee(s)"), the following described property situated in the County of Cook, Siritz of Illinois, to wit:

LOT 21 IN BLOCK 1 IN RANCH MANOR SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON DECEMBER 23, 1952 AS DOCUMENT NUMBER 1439231, IN COOK COUNTY, ILLINOIS.

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 05/11/2016 at Doc#: 1613239060 with the Recorder of Cook County, Illinois.

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Permanent Index No: 24-15-403-021-0000

Property Address: 4108 Grant Street, Oak Lawn, IL 60453. 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

Dated this 12 day of August, 2021

194021-COOK COUNTY CLERK'S OFFICE [Signature Page Follows]

FILE V. F-194021-O

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GRANTOR(S):

ACKNOWLEDGMENT

STATE CF

COUNTY OF

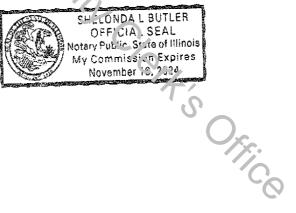
This instrument was aclar wledged before me on this ____

ay of HUSUST

, Liseth A. Bomila.

Notary Public

My Commission Expires:



UNOFFICIAL COPY

| GRANTOR(S): |
|--|
| maña Sorefina Sosa |
| Maria Josefina Sosa |
| |
| ACKNOWLEDGMENT |
| STATE OF) |
| A le |
| COUNTY OF COOK |
| This instrument was acknowledged before me on this day of |
| Maria Jose îna Sosa. |
| Ahelanda Sl Botto |
| Notary Public |
| My Commission Expires: 11-12-2024 SHELONDA L BUTLER OFFICIAL SEAL |
| Notary Public, State of Illinois My Commission Expires |
| November 16, 2024 |
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SHELONDA L BUTLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 16, 2024

Clert's Office

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UNOFFICIAL CC

GRANTOR(S): Daniel Sosa

ACKNOWLEDGMENT

STATE OF

COUNTY OF

This instrument was acknowledged before me on this _

day of ___

Notary Public

My Commission Expires:

, Daniel Soca

SHELONDA L BUTLER OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 16, 2024

This instrument was prepared by Patrick Goodwin, a licenced attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.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 val. dicy of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The prepare is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not reviews title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be are cted to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslavfirm.com, 713-360-6290.

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

Buyer, Seller, or Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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

GRANTOR SECTION

NOTARY SIGNATURE:

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

as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. 12-2021 DATED: 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: By the said (Name of Grantor). Juri G Josefina. AFFIX NOTARY STAMP BELOW On this date of : SHELONDA L BUTLER OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 16, 2024 **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 "linois 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. SIGNATURE: **GRANTEE or AGENT** GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the G tanton signature. Subscribed and sworn to before me, Name of Notary Public: AFFIX NOTARY STAMP BUI OW By the said (Name of Grantor): On this date of: SHELONDA L BUTLER OFFICIAL SEAL

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 <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cock County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)

Notary Public, State of Illinois My Commission Expires November 16, 2024

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OAK LAWN

9446 South Raymond Avenue, Oak Lawn Illinois 60453 Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

4108 W GRANT

| Oak Lawn II 60453 |
|--|
| This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the ransaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) of said Ordinance |
| Dated this 25TH Cay of OCTOBER 21 20 21 |
| Money Val |
| Thomas. E. Phelan Village Manager |
| SUBSCRIBED and SWORN to before me this |

Terry Vorderer Village President

Claire Henning Village Clerk

Thomas E. Phelan Village Manager

Village Trustees Tim Desmond Paul A. Mallo Alex G. Olejniczak James Pembroke Ralph Soch William (Bud) Stalker

"OFFICIAL SEAL" DONNA M NAGEL

Notary Public, State of Illinois My Commission Expires 12/19/2021