

# UNOFFICIAL COPY

*Cardenas - Accom*  
QUIT CLAIM DEED  
ILLINOIS STATUTORY  
TENANTS BY THE  
ENTIRETY

Doc#: 2131917302 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/15/2021 04:07 PM Pg: 1 of 4  
  
Dec ID 20211001603777  
ST/CO Stamp 1-612-172-432

THE GRANTOR(S) **ARTURO GUADARRAMA, now deceased** and **LEONOR GUADARRAMA**, husband and wife, of the City of Elmwood Park, County of COOK, State of ILLINOIS for and in consideration of \$10.00, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) to:

**LEONOR GUADARRAMA in fee simple**, of 2134 North 76<sup>th</sup> Avenue, Elmwood Park, Illinois, all right title and interest in the following described real estate, being situated in **2134 North 76<sup>th</sup> Avenue, Elmwood Park, Cook County, and State of Illinois** and legally described as follows, to-wit:

LEGAL DESCRIPTION:

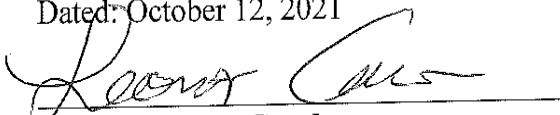
**THE SOUTH 33 FEET OF THE NORTH 100 FEET OF LOT 2 IN FIRST ADDITION TO GREEN OAKS, BEING A SUBDIVISION OF THE NORTH ½ OF SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

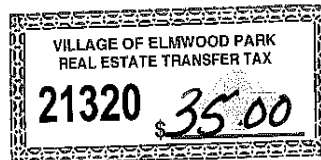
Permanent Real Estate Index Number(s): **12-36-111-027-0000**

Address(es) of the Real Estate: **2134 North 76<sup>th</sup> Avenue, Elmwood Park, Illinois 60707**

SUBJECT TO: General taxes 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;  
none

Dated: October 12, 2021

  
(SEAL) Leonor Guadarrama



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Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Act.

  
\_\_\_\_\_  
Buyer, Seller, Representative

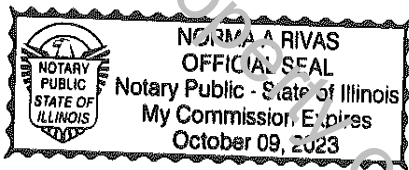
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ARTURO GUADARRAMA, now deceased** and **LEONOR GUADARRAMA**, husband and wife personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 12<sup>th</sup> day of October 2021



*Norma A Rivas* (Notary Public)

Prepared by:  
Manuel A. Cardenas and Associates  
2059 North Western Avenue  
Chicago, Illinois 60647  
773-227-6858

Mail to:

Leonor Guadarrama  
2134 North 76<sup>th</sup> Avenue  
Elmwood Park, Illinois 60707

Name and address of the taxpayer:

Leonor Guadarrama  
2134 North 76<sup>th</sup> Avenue  
Elmwood Park, Illinois 60707

Public of Cook County Clerk's Office

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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

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: 10 | 12 | 2021

SIGNATURE: *Leonor Guadarrama*  
GRANTOR or AGENT

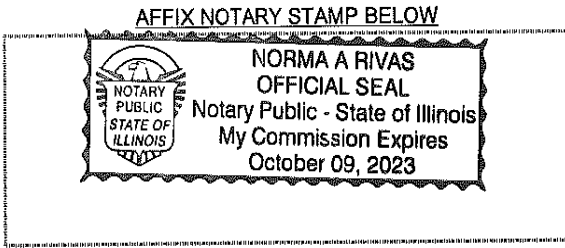
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantor): Leonor Guadarrama

On this date of: 10 | 12 | 2021

NOTARY SIGNATURE: *Norma A Rivas*



### 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 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: 10 | 12 | 2021

SIGNATURE: *Leonor Guadarrama*  
GRANTEE or AGENT

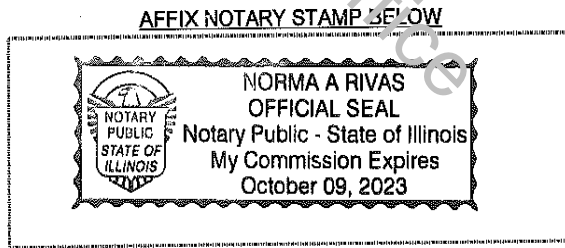
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Norma A. Rivas

By the said (Name of Grantee): Leonor Guadarrama

On this date of: 10 | 12 | 2021

NOTARY SIGNATURE: *Norma A Rivas*



**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)**)