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Doc#: 2133025190 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/26/2021 04:41 PM Pg: 1 of 6

Dec ID 20211101652157

File Number: ORG-224180

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

Requested by/Return to:
Title365 (Omaha)
11010 Burdette Street
PO Box 641010
Omaha, NE 68164

Mail Tax Statements To: Jose J. Valadez and Cristina Valadez: 14604 South Sacramento
Avenue, Posen, IL 60469

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-12-120-034-0000

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(d): corrective deed

Jose J. Valadez and Cristina Valadez who acquired title as Christina Valadez, husband and wife, not as joint tenants nor as tenants in common but as tenants by the entirety, hereinafter grantors, whose tax-mailing address is 14604 South Sacramento Avenue, Posen, IL 60469, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to Jose J. Valadez and Cristina Valadez, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is 14604 South Sacramento Avenue, Posen, IL 60469, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Posen, County of Cook, State of IL, and is described as follows: Lot 19 in Harrison Whipple Avenue Resubdivision of part of the West half of the Northwest quarter of Section 12, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. APN: 28-12-120-034-0000 Being the same premises conveyed from First Midwest Bank Joliet, Illinois, as successor Trustee under

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the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 6th day of December, 2001, and known as Trust Number 7079 to Jose J. Valadez and Christina Valadez in a deed dated 12/16/2004 and recorded date 01/11/2005 in Instrument Number 0501140062 of the official records.

Property Address is: 14604 South Sacramento Avenue, Posen, IL 60469

Prior instrument reference: 0501140062

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Cook County Clerk's Office

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Executed by the undersigned on October 15, 2021:

Jose J. Valadez
Jose J. Valadez

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on October 15, 2021 by **Jose J. Valadez** who is personally known to me or has produced IL Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



Property of Cook County Clerk's Office

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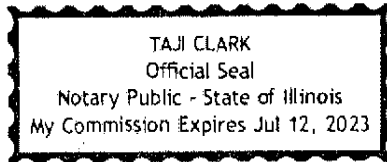
Executed by the undersigned on October 15th, 2021:

Cristina Valadez
Cristina Valadez

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on October 15, 2021 by Cristina Valadez who is personally known to me or has produced IL Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Taji Clark
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph d Section 31-45, Property Tax Code.

Date: 10-15-2021

Cristina Salade
Buyer, Seller or Representative

Property Of Cook County Clerk's Office

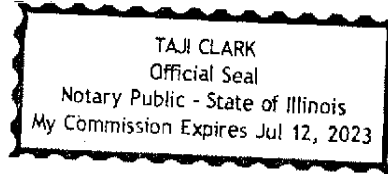
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 October 15th, 2021
Cristina Valady James J. Varz
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 15th day of October
2021.

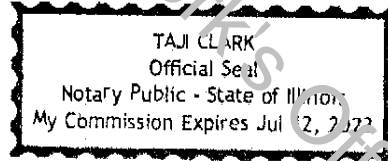


NOTARY PUBLIC Taji Clark

The Grantee or 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 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.

Date October 15th, 2021
Cristina Valady James J. Varz
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 15th day of October
2021.



NOTARY PUBLIC Taji Clark

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)