

UNOFFICIAL COPY

QUIT CLAIM DEED

(Joint Tenancy Illinois Statutory)

Mail To: Maria Zarate Sanchez
14340 Harrison Avenue
Posen, Illinois 60469

NAME & ADDRESS OF TAXPAYER:

Maria Zarate Sanchez
Francisco Zarate Ramirez
14340 Harrison Avenue
Posen, Illinois 60469



Doc# 2133719023 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/03/2021 03:35 PM PG: 1 OF 3

THE GRANTOR(S) FRANCISCO ZARATE RAMIREZ of the Village of Posen, County of Cook, State of Illinois for and in consideration of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to GRANTEE(S): FRANCISCO ZARATE RAMIREZ AND MARIA ZARATE SANCHEZ

<u>14340 Harrison Avenue</u>	<u>Posen</u>	<u>Illinois</u>	<u>60469</u>
(Grantee's Address)	City	State	Zip

not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situation in the County of Cook, in the State of Illinois, to wit:

LOTS 27 AND 28 IN BLOCK 8 IN SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE, AND THE NORTH OF THE SOUTH 15.56 CHAINS TEREOF, IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(NOTE: If additional space is required for legal description – attach on a separate 8-1/2" x 11" sheet)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy, forever.

Permanent Real Estate Index Number(s): 28-12-200-046-0000 28-12-200-045-0000

Common Property Address: 14340 Harrison Avenue, Posen, Illinois 60469

Dated on this 19th day of July, 2021


<u><i>Francisco Zarate</i></u> (SEAL)	_____ (SEAL)
Francisco Zarate	_____
(Printed name of Grantor)	(Printed name of Grantor)
_____ (SEAL)	_____ (SEAL)
_____	_____
(Printed name of Grantor)	(Printed name of Grantor)

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

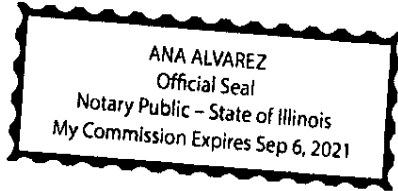
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Francisco Zarate personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, 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 notarial seal, this 19th day of July, 2021.



Notary Public



My commission expires: 12/19/21



COUNTY/STATE OF ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4 OF THE REAL ESTATE TRANSFER ACT

Maria Zarate 7-19-21
Signature of Grantor, Grantee or Agent Date

REAL ESTATE TRANSFER TAX		03-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

28-12-200-045-0000 | 20210701605011 | 0-429-396-624

Property 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: July 19, 2021

SIGNATURE: Francisco Zarate
Francisco Zarate

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

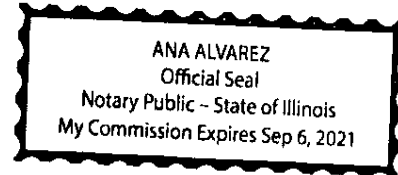
Subscribed and sworn to before me, Name of Notary Public: Ana Alvarez

By the said (Name of Grantor): Francisco Zarate

On this date of: July 19, 2021

NOTARY SIGNATURE: Ana Alvarez
Ana Alvarez

AFFIX NOTARY STAMP BELOW



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: July 19, 2021

SIGNATURE: Maria Zarate
Maria Zarate

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

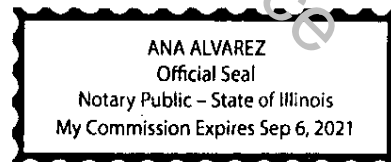
Subscribed and sworn to before me, Name of Notary Public: Ana Alvarez

By the said (Name of Grantee): Maria Zarate

On this date of: July 19, 2021

NOTARY SIGNATURE: Ana Alvarez

AFFIX NOTARY STAMP BELOW



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)**)