

# UNOFFICIAL COPY


Doc#: 2134012093 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/06/2021 11:47 AM Pg: 1 of 3

Dec ID 20211201660452

Commitment Number: 21-151495-PTG

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. 10f2

After Recording, Send To:

 **Plymouth Title**  
GUARANTY CORPORATION  
6323 N. Avondale Ave.  
Suite B-106  
Chicago, IL 60631

Mail Tax Statements To: **Ramona Carranza: 7106 Pershing Rd., Berwyn, IL 60402**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**16-31-325-040-0000**

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## QUITCLAIM DEED

**Juan Barron\***, a single person and **Ramona Carranza**, a single person, hereinafter grantors, of **Cook County, Illinois**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ramona Carranza**, hereinafter grantee, whose tax mailing address is **7106 Pershing Rd., Berwyn, IL 60402**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**THE WEST 5 FEET OF LOT 15 AND ALL OF LOT 16 IN BLOCK 3 IN E.A. CUMMINGS AND COMPANY'S WEST 39TH ST. SUBDIVISION IN BLOCKS 38' AND 46 OF CIRCUIT COURT PARTITION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 7106 Pershing Rd., Berwyn, IL 60402**

Prior instrument reference: \_\_\_\_\_

\*THIS PROPERTY IS NOT A PRIMARY RESIDENCE FOR JUAN BARRON

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.

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 12 OF THE BERWYN CITY  
CODE SEC. 888.08 AS A REAL ESTATE  
TRANSACTION  
DATE 11-16-2021 TELLER 13

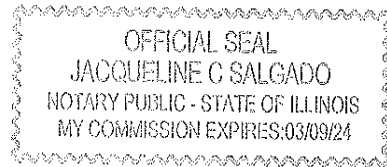
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## STATEMENT BY GRANTOR AND GRANTEE

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 November 13, 2021

Ramona Ayala  
Signature of Grantor or Agent



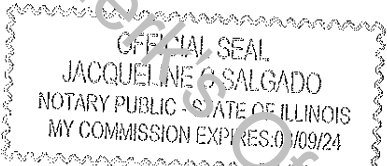
Subscribed and sworn to before  
Me by the said Cook County & State  
this 13<sup>th</sup> day of November,  
20 21.

NOTARY PUBLIC Jacqueline C. Salgado

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 November 13, 2021

Ramona Ayala  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Cook County & State  
This 13<sup>th</sup> day of November,  
20 21.

NOTARY PUBLIC Jacqueline C. Salgado

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.)

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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.

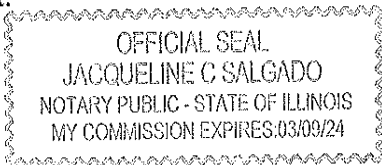
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee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

Executed by the undersigned on November 13, 20 21 :

<i>Juan Barron</i> <b>Juan Barron</b>		<i>Ramona Carranza</i> <b>Ramona Carranza</b>
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STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on November 13, 20 21 by **Juan Barron** and **Ramona Carranza**, who are personally known to me or have produced \_\_\_\_\_ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



*Jacqueline C. Salgado*  
Notary Public

<b>MUNICIPAL TRANSFER STAMP</b> (If Required)	<b>COUNTY/ILLINOIS TRANSFER STAMP</b> (If Required)
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EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 11/13/2021

*Ramona Carranza*  
Buyer, Seller or Representative