

UNOFFICIAL COPY

Doc#: 2134933096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2021 09:54 AM Pg: 1 of 3

PREPARED BY:
LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

Dec ID 20211101645570

RECORDING REQUESTED BY/RETURN TO:
SOLIDIFI TITLE AND CLOSING
POST CLOSING
15551 N. GREENWAY HAYDEN LOOP, SUITE 220
SCOTTSDALE, AZ 85260

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 4th day of November, 2021, by first party **JULIA V. ESTRADA**, to second party, **JULIA V. ESTRADA AND EDUARDO RAMIREZ, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, of 348 VILLAGE DRIVE, NORTHLAKE, IL 601641808.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

LOT 28 IN BLOCK 16 IN SECTION 2 OF COUNTRY CLUB ADDITION TO MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE, A SUBDIVISION IN THE SOUTHWEST 1/4, EXCEPT THE SOUTH 100 RODS; THE WEST 1/2 OF THE SOUTHEAST 1/4, EXCEPT THE SOUTH 100 RODS; THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 12-32-211-030-000

PROPERTY ADDRESS: 348 VILLAGE DR, NORTHLAKE, IL 60164

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

x [Signature] - agent
(Signature of buyer, seller, or representative)

11/17/2021
(Date)

UNOFFICIAL COPY

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Julia V. Estrada
JULIA V. ESTRADA

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **JULIA V. ESTRADA**, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, November 04, 20 21

(seal)



Brittanie Amico
Notary Public
My Commission Expires: 04/20/2022

SEND TAX BILLS TO:
JULIA V. ESTRADA AND EDUARDO RAMIREZ
348 VILLAGE DRIVE
NORTHLAKE, IL 601641808

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

**CITY
OF
NORTHLAKE**



**TRANSFER
STAMP**

UNOFFICIAL COPY

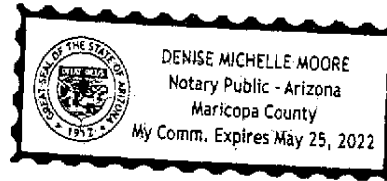
STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated November 15th, 2021

Signature: Cecilia Bashaw - agent
Grantor or Agent

Subscribed and sworn to before me
By the said Cecilia Bashaw
This 15th day of November, 2021
Notary Public Denise Michelle Moore

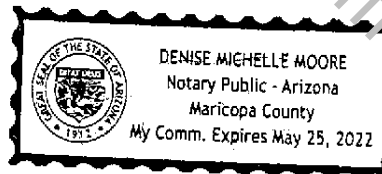


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date November 18th, 2021

Signature: Cecilia Bashaw - agent
Grantee or Agent

Subscribed and sworn to before me
By the said Cecilia Bashaw
This 18th day of November, 2021
Notary Public Denise Michelle Moore



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)