

# UNOFFICIAL COPY

Doc# 2134933583 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2021 03:34 PM Pg: 1 of 3

## QUIT CLAIM DEED ILLINOIS STATUTORY

*Anton - Accom*

**MAIL TO:**  
**SANDRA E. PATINO**  
**NELSON RICHARD VALDIVIESO**  
**1724 N. LOTUS**  
**CHICAGO, IL 60639**

Dec ID 20211201670448  
ST/CO Stamp 0-903-252-624  
City Stamp 1-999-735-440

**NAME & ADDRESS OF TAXPAYER:**  
**SANDRA E. PATINO**  
**NELSON RICHARD VALDIVIESO**  
**1724 N. LOTUS**  
**CHICAGO, IL 60639**

THE GRANTOR(S), **NELSON RICHARD VALDIVIESO**, a single man, of 1724 N. Lotus, Chicago, Illinois 60639, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to, **SANDRA E. PATINO** and **NELSON RICHARD VALDIVIESO**, not as tenants in common but as joint tenants with the right of survivorship, the following described real estate situated in the COUNTY OF COOK, STATE OF ILLINOIS, to wit:

**LOT 12 IN BLOCK 8 IN MILLS AND SONS NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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 property not as tenants in common but as joint tenants with the right of survivorship, forever.

-33-

Permanent Index Number(s): **13-~~22~~-313-032-0000**  
Property Address: **1724 N. LOTUS, CHICAGO, ILLINOIS 6039 60639**

Dated this 14th day of July, 2021

*Nelson Richard Valdivieso*

**NELSON RICHARD VALDIVIESO**

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STATE OF ILLINOIS }  
COUNTY OF COOK }ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that, NELSON RICHARD VALDIVIESO, are known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the signed, sealed and delivered the 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 14th day of July, 2021.

[Signature]  
Notary Public



My commission expires on 12/5/22

EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 4 OF REAL ESTATE TRANSFER ACT

07/14/2021  
DATE

[Signature]  
GRANTOR, GRANTEE, OR REPRESENTATIVE

NAME & ADDRESS OF PREPARER:  
JAMES P. ANTONOPOULOS  
5045 N. HARLEM AVENUE  
CHICAGO, IL. 60656

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: July 14, 2021

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and Sworn to before me by the said Agent this 14<sup>th</sup> day of July, 2021.



NOTARY PUBLIC [Handwritten Signature] (Seal)

The grantee or his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: July 14, 2021

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and Sworn to before me by the said Agent this 14<sup>th</sup> day of July, 2021.



NOTARY PUBLIC [Handwritten Signature] (Seal)

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