

UNOFFICIAL COPY

Doc#. 2203212472 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 01:09 PM Pg: 1 of 6

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280384375

Dec ID 20220101608279
ST/CO Stamp 1-864-155-536

MAIL TAX STATEMENTS TO:
Luis Martinez Torres
Ana Rios Soto
18505 Oakwood Avenue
Lansing, IL 60438

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 30-31-426-031

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of JANUARY, 2022, by and between **Ana Rios Soto, a married woman, joined in execution by her spouse, Luis Martinez Torres**, a mailing address of 18505 Oakwood Avenue, Lansing, IL 60438, hereinafter referred to as Grantor(s) and **Luis Martinez Torres and Ana Rios Soto, husband and wife, as joint tenants with right of survivorship**, a mailing address of 18505 Oakwood Avenue, Lansing, IL 60438, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

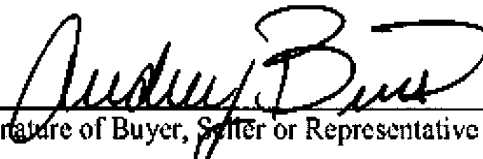
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.



Property commonly known as: 18505 Oakwood Avenue, Lansing, IL 60438

Prior instrument reference: Document Number: 1802446306, Recorded: 01/24/2018

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

1/19/22
Date


Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		28-Jan-2022	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
30-31-426-031-0000		20220101608279 1-864-155-536	

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 19 day of JANUARY, 2022.

Ana Rios Soto
Ana Rios Soto

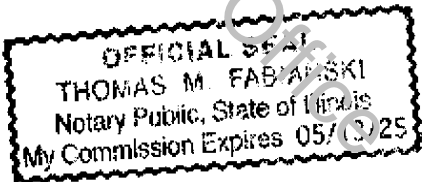
Luis Martinez Torres
Luis Martinez Torres

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ana Rios Soto and Luis Martinez Torres is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 19 day of JANUARY, 2022

Thomas M. Fabianski
Notary Public
My commission expires: 5/13/25



No title exam performed by the preparer. Legal description and party's names provided by the party.

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VILLAGE OF LANSING

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Ana Rios Soto
18505 Oakwood Avenue
Lansing, IL 60438

Telephone: 331-330-9461

Attorney or Agent: Audrey Brus
Telephone No.: 630-778-0007

Property Address: 18505 Oakwood Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-426-031-0000

Water Account Number: 218 3920 00 03

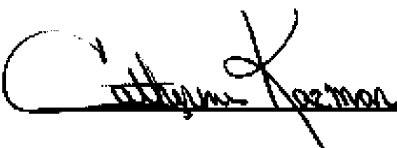
Date of Issuance: January 27, 2022

(State of Illinois)
(County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before
me on January 27, 2022 by
Catherine Kacmar.

By: 
Village Treasurer or Designee


(Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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STATEMENT BY GRANTOR AND GRANTEE

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 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 1-19, 20 22.

Signature: [Signature]
Grantor, or Agent



Subscribed and sworn to before me by the said NOTARY
19, day of JANUARY, 20 22.

[Signature]
Notary Public
My commission expires: _____

The Grantee or her/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.

Dated 1-19, 20 22.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said NOTARY this
19, day of JANUARY, 20 22.

[Signature]
Notary Public
My commission expires: _____



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.)

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PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } SS.

Thomas Fabianski, being duly sworn on oath, states that Ana Rios Soto resides at 18505 Oakwood Ave, Lansing, IL 60438. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

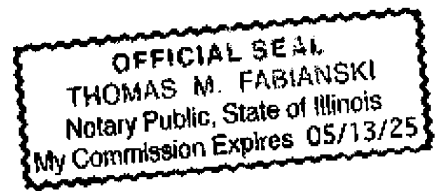
Affiant further state that _____ makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Ana Rios Soto

SUBSCRIBED and SWORN to before me

this 19 day of JANUARY, 2022

[Signature]



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EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LANSING, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS:

THE SOUTH 1/2 OF THE WEST 1/2 LOT 1 (EXCEPT THE EAST 8 FEET THEREOF) IN BLOCK 15 IN RIDGEWOOD GARDENS ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY AS LOCATED THROUGH SAID SECTION 31), IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 30-31-426-031

PROPERTY COMMONLY KNOWN AS: 18505 OAKWOOD AVENUE, LANSING, IL 60438

Property of Cook County Clerk's Office