



Doc# 2204822031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2022 12:55 PM PG: 1 OF 3

(The space above for Recorder's use only)

**THE GRANTOR(S), Robert Hernandez and Beatriz Maldonado f/k/a/ Beatriz Hernandez and Beatriz Lopez**, of Berwyn, Illinois, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS to Robert Hernandez**, of 2430 S. Wesley Avenue, Berwyn IL 60402, in the following described Real Estate situated in Cook County, Illinois, commonly known as 2430 S. Wesley Avenue, Berwyn IL 60402:

LOT 48 IN OAK PARK AVENUE HOME ADDITION, BEING A SUBDIVISION OF LOT 6 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 41 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2020 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

County-Illinois transfer stamps exempt under provisions of paragraph e Section 4, Real Estate Transfer Act.

Date: 2/15/2022

Buyer/Seller/Representative

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 4 OF THE BERWYN CITY  
CODE SEC. 225.06 AS A REAL ESTATE  
TRANSACTION.  
DATE 2-15-2022 TELLER

Permanent Index Number (PIN): 16-30-217-028-0000

Address(es) of Real Estate: 2430 S. Wesley Avenue, Berwyn IL 60402.

Dated this 15 th day of February 2022

Robert Hernandez

(SEAL)

Beatriz Maldonado

(SEAL)

## REAL ESTATE TRANSFER TAX

17-Feb-2022



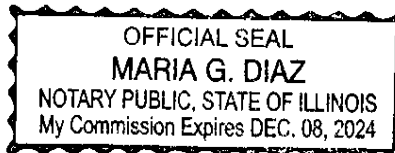
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-30-217-028-0000

| 20220201626220 | 1-174-595-984

**UNOFFICIAL COPY**

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 Robert Hernandez and Beatriz Maldonado, personally known to me to be the same person(s) whose name(s) are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 15<sup>th</sup> day of February, 2022

Commission expires 12/08/2024

  
 NOTARY PUBLIC

This instrument was prepared by: Raved A. Yasin, VLO, PC, 6732 Cermak, Berwyn Illinois 60402

**MAIL TO:**

**Robert Hernandez**  
 2430 S. Wesley Avenue  
 Berwyn IL 60402

**SEND SUBSEQUENT TAX BILLS TO:**

**Robert Hernandez**  
 2430 S. Wesley Avenue  
 Berwyn IL 60402

Recorder's Office Box No. \_\_\_\_\_

# UNOFFICIAL COPY

## 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: 2 | 15 | 2022

SIGNATURE: *Beatriz Maldonado*

GRANTOR or AGENT

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

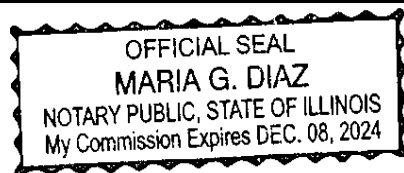
Subscribed and sworn to before me, Name of Notary Public: Maria G. Diaz

By the said (Name of Grantor): Beatriz Maldonado

On this date of: 2 | 15 | 2022

NOTARY SIGNATURE: *Maria G. Diaz*

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: 2 | 15 | 2022

SIGNATURE: *Robert Hernandez*

GRANTEE or AGENT

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

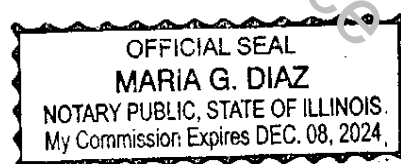
Subscribed and sworn to before me, Name of Notary Public: Maria G. Diaz

By the said (Name of Grantee): Robert Hernandez

On this date of: 2 | 15 | 2022

NOTARY SIGNATURE: *Maria G. Diaz*

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)

rev. on 10.17.2016