

UNOFFICIAL COPY

Doc#: 2206207174 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2022 07:21 AM Pg: 1 of 5

Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

Dec ID 20220201633352

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Saul Quezada, Jr.
2441 Rhodes Avenue
River Grove, IL 60171

This space for recording information only

Order #: PMCREF21403538

REF227391656A
REF224772141A

QUITCLAIM DEED

Tax Exempt under provision of Paragraph (e) Section 31-45, Real Estate Transfer Tax Act

By:


SAUL QUEZADA, JR.

12/21/21
Date

GRANTOR,

SAUL QUEZADA, JR., a/k/a SAUL QUEZADA, a single man and MIGUEL A. CABRERA, a married man, herein joined by his spouse, MICHELLA CABRERA
2441 Rhodes Avenue
River Grove, IL 60171

for and in consideration of ONE AND 00/100 DOLLAR (\$1.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,

SAUL QUEZADA, JR., an unmarried person
2441 Rhodes Avenue
River Grove, IL 60171

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 12-27-427-036-0000
Street Address: 2441 Rhodes Avenue, River Grove, IL 60171

Preparer has examined no underlying title documentation regarding this deed

UNOFFICIAL COPY

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Saul Quezada
SAUL QUEZADA JR., a/k/a
SAUL QUEZADA

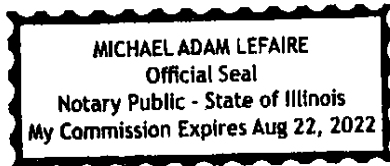
12/21/21
Date

State of IL

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 21 December, 2021, SAUL QUEZADA, JR., a/k/a SAUL QUEZADA, who is personally known to me or has produced drivers license as identification and who signed this instrument willingly.

Michael Adam Lefaire
NOTARY SIGNATURE



Property of [Watermark]
Cook County Clerk's Office [Watermark]

UNOFFICIAL COPY

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Miguel A Cabrera
MIGUEL A. CABRERA

12/21/2021
Date

MICAELA CABRERA
MICAELA CABRERA

12.21.2021
Date

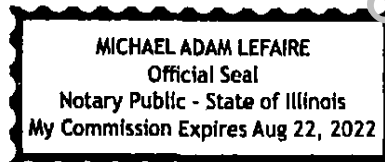
State of IL

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 21st December, 2021, MIGUEL A. CABRERA and MICAELA CABRERA, who is personally known to me or has produced Drivers license as identification and who signed this instrument willingly.

Michael Adam Lefaire
NOTARY SIGNATURE

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



UNOFFICIAL COPY

EXHIBIT "A"

All interest in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

Lot 21, Except the North 10 feet thereof, in Block 12 in Rhodes and Clarks subdivision of 76.65 acres of the Southeast Fractional Quarter of Section 27 and the Southwest Fractional Quarter of Section 26, South of the Indian Boundary Line in Township 40 North, range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to Saul Quezada, a single man and Miguel A Cabrera, a married man by Special Warranty Deed from Fannie Mac AKA Federal National Mortgage Association, dated May 14, 2015, recorded on August 17, 2015 as Instrument 1522926067.

P.I.N.: 12-27-427-036-0000

Property of Cook County Clerk's Office

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 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 12/21, 2021 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Saul Quezada Jr
this 21st day of December, 2021. [Signature]

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in 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 12/21, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Saul Quezada Jr
This 21st day of December, 2021.

NOTARY PUBLIC [Signature]

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.)

