

UNOFFICIAL COPY

Doc#: 2206720537 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2022 01:40 PM Pg: 1 of 4

Dec ID 20220301643680
ST/CO Stamp 2-129-569-168
City Stamp 0-778-741-136

QUITCLAIM DEED DD 22 00 SOB IL REC

GRANTOR, SABRINA CERVANTES, a married woman (herein, "Grantor"), whose address is 8420 Meadows Edge Trail, Tinley Park IL 60487, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, DANIEL CERVANTES, a married man (herein, "Grantee"), whose address is 8420 Meadows Edge Trail, Tinley Park IL 60487, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2313 North Kilbourn Avenue,
Chicago, IL 60639

Permanent Index Number: 13-34-105-015-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

When recorded return to:

DANIEL CERVANTES
8420 MEADOWS EDGE TRAIL
TINLEY PARK IL 60487

Send subsequent tax bills to:

DANIEL CERVANTES
8420 MEADOWS EDGE TRAIL,
TINLEY PARK IL 60487

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654**

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Dated this 18 day of February, 2022

GRANTOR

[Signature]
Sabrina Cervantes

STATE OF Illinois
COUNTY OF Will

This instrument was acknowledged before me on 02/18/2022, by Sabrina Cervantes.

[Affix Notary Seal] Notary Signature: [Signature]

Printed name: Matthew Herring

My commission expires: 02/23/2025



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

2/18/22
Date

Property of Cook County Clerk's Office

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STATEMENT OF GRANTOR/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 2/20/22, Signature: _____
Grantor or Agent

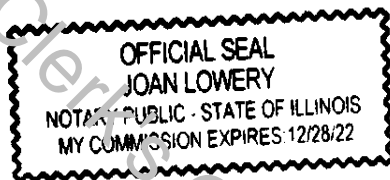
Subscribed and sworn to before
Me by the said _____
this 20 day of Feb, 2022
Notary Public _____



The grantee 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 2/20/22, Signature: _____
Grantee or Agent

Subscribed and sworn to before
Me by the said _____
this 20 day of Feb, 2022
Notary Public _____



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EXHIBIT A

[Legal Description]

LOT 32 AND THE SOUTH 5 FEET OF LOT 33 IN BLOCK 2 IN GAUNTLETT AND COLLIN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

This property is not the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.