

RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/21/2022 10:10 AM PG: 1 OF 9

Commitment Number: 100680142 Seller's Loan Number: 8200412784

This instrument prepared by: Poss M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307 Sicux Falls, South Dakota 57103 (513) 247-9605.

After Recording Return To: National Link 1000 Commerce Drive Suite 300 Pittsburgh, PA 15275

Mail Tax Statements To: JESUS PUENTES and RAFAFI A PUENTES: 5145 W. Henderson St., Chicago, IL 60641

PROPERTY APPRAISAL (TAX/APN) PARCEL IDEN TYPICATION NUMBER 13-21-412-040-0000

QUITCLAIM DEED

BRAULIO PUENTE and LORENZA PUENTE, husband and wife, and JESUS PUENTES and RAFAELA PUENTES, husband and wife, whose mailing address is 5145 W. Henderson St., Chicago, IL 60641, hereinafter grantors, for \$128,750.00 (One Hundred Twenty Eight Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grant and quitclaim to JESUS PUENTES and RAFAELA PUENTES, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is 5145 W. Henderson St., Chicago, IL 60641, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE EAST THIRTY-SEVEN (37) FEET OF THE WEST SIXTY-SEVEN (67) FEET OF LOT TWENTY-THREE (23) IN BUEHLER'S SECOND SUBDIVISION OF THE NORTH HALF (N 1/2) OF THE SOUTH WEST QUARTER (SW 1/4) OF THE SOUTH

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EAST QUARTER (SE 1/4) (EXCEPT THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) THEREOF AND EXCEPT THE EAST THIRTY THREE (33) FEET OF THE SOUTH HALF (S 1/2) OF THE EAST HALF (E 1/2) THEREOF, HERETOFORE DEDICATED FOR NORTH 50TH AVENUE) OF SECTION TWENTY-ONE (21), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD JOHN DZIAGWA, AS SUCCESSOR TRUSTEE OF THE JANA C. DZIAGWA REVOCABLE TRUST DATED SEPTEMBER 21, 2001 TO BRAULIO PUENTE AND LORENZA PUENTE, HUSBAND AND WIFE AND AN UNDIVIDED ONE HALF INTEREST IN THE REAL ESTATE TO JESUS PUENTES MARRIED TO RAFAELA PUENTES AS DESCRIBED IN DEED, DOC# 0310833)57, DATED: 03/19/2003, RECORDED ON: 04/18/2003, IN COOK COUNTY RECORDS.

Property Address is: 5145 W. Henderson St., Chicago, IL 60641

Prior instrument reference: 0310833157

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular in appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

executed by the undersigned on	<u> 406057</u>	<u> 20</u>	_, 20 <u>021</u>
α , α	1		
BRAULIO PUENTE			
BRAULIO PIGENTE			

STATE OF _TULNOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on Aucust 20, 20 J by BRAULIO PUENTE, who is personally known to me or has produced In Dewse Lucius as identification, and further more, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public

Executed by the undersigned on _I	HUGUST	<u> 20 </u>	_, 20 <u>ح</u> ا
Townice Lucato	••		
LORENZA PUENTE			

STATE OF JULINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on August LORENZA PUENTE, who is personally known to me or has produced IL DEIVER LICENSE identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument. y a.

Othory Clark's Office

MARTHA E MARTINEZ OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires March 16, 2025

Executed by the undersigned on _	HUGUST	20	_, 20 <u>&(</u> :
Jews Puentu JESUS PUENTES	<u>. </u>		

STATE OF TLLINOIS
COUNTY OF Pook

The foregoing instrument was acknowledged before me on August 20, 2021 by JESUS PUENTES, who is personally known to me or has produced IL Device Lia as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public

Executed by the undersigned on $08-20$, 2021 :
Rafaela Pieents RAFAELA PUENTES
STATE OF TUDOUS COUNTY OF COOK The foregoing instrument was acknowledged before me on August 20, 2021 by RAFAELA PUENTES, who is personally known to me or has produced To Caro (31) as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.
MARTHA E MARTINEZ OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires March 16, 2025
MARTHA E MARTINEZ OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires March 16, 2025

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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

EXEMPT under provisions of Paragraph ______ Section 31-45, Property Tax Code.

Date: 8-20-202/

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

22-Sep-2021

CHICAGO: 967.50 CTA: 387.00 TOTAL: 1,354.50 *

13-21-412-040-0030 20210801635028 0-520-380-560

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13-21-412-040-0000 | 20210801635028 | 0-357-02-112

^{*} Total does not include any applicable penalty or interest due.

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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 or 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 AUGUST 20 ,2021	
Signature or Grantor or Agent	MARTHA E MARTINEZ OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires
Subscribed and sw(m) to before	March 16, 2025
Me by the said TESUS PUENTES	
this 20 day of Across,	
20 21.	
NOTARY PUBLIC W. S. W. S.	

The Grantee or 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 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 AUGUST 20 , 2021	C
Signature of Grantee or Agent	MARTHA E MARTINEZ OFFICIAL SEAL Notary Public, State of Illinois I My Commission Expires
Subscribed and sworn to before	March 16, 2025
Me by the said TESUS PUENTES This 20 day of AUGUST.	
NOTARY PUBLIC M	IL C

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.)

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PLAT ACT AFFIDAVIT

State	or Pennsylvania		
	} SS.		
	y of <u>Alleghany</u> Phoc o ca Ralich , bein	JESUS PUENTES and RAFAELA PUENTES g duly sworn on oath, states that resides	
		t 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 adjoin	ning property to the premises described in said deed;	
		as shown by Amended Act which became effective July 17, 1959.	
2.	The division or subdivision of the land into parcels or trastreets or easements of access.	acts of five acres or more in size which does not involve any new	
3.	The divisions of lots or blocks citiess than one acre in any recorded subdivision which does not involve any new streets or easements of access.		
4.	The sale or exchange or parcels of land I etwien owner	s of adjoining and contiguous land.	
5.	The conveyance of parcels of land or interests therein for use as right of way fro 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 p of access.	שבווה utility which does not involve any new streets or easements	
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 conve	eyances.	
9.	The sale or exchange of parcels or tracts of land existing and not involving any new streets or easements of access	g on the date of the amendator. Act into no more than two parts is.	
10.	provided, that this exemption shall not apply to the sale of mined by the dimensions and configuration of the larger	per tract when a survey is made by an limber registered surveyor; of any subsequent lots from the same larger tract of land, as detertract on October 1, 1973, and provided also that this exemption the subdivision of land. Amended by P.A. 80-318, 1 eff. October	
CIRCL	E THE NUMBER ABOVE WHICH IS APPLICABLE TO THE	ATTACHED DEED.	
	It further state that $\frac{\text{Rebecca} \text{Ra}}{\text{makes}}$ this affidavit for so, to accept the attached deed for recording.	the purpose of inducing the Recorder of Deeds of Cook County,	
SUBSO	CRIBED and SWORN to before me 19 day of October, 2021	Commonwealth of Pennsylvania - Notary Seal James Quigley, Notary Public Allegheny County My commission expires December 16, 2024 Commission number 1387790	
	es Quigley	Member, Pennsylvania Association of Notaries	
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