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2208045005D

Doc# 2208045005 Fee \$93.00

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: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux 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 RAFAELA PUENTES: 5145 W. Henderson
St., Chicago, IL 60641

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION 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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SC
INT Ry

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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# 0310833157, 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 the 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.

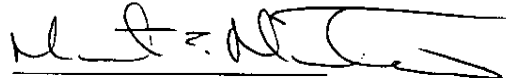
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Executed by the undersigned on August 20, 2021 :


BRAULIO PUENTE

STATE OF ILLINOIS
COUNTY OF Cook

The foregoing instrument was acknowledged before me on August 20, 2021 by **BRAULIO PUENTE**, who is personally known to me or has produced IL DRIVER LICENSE 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



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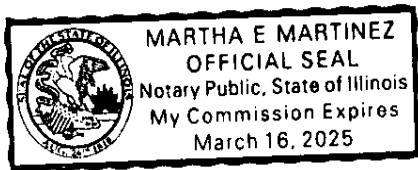
Executed by the undersigned on AUGUST 20, 2021 :

Lorenza Puente
LORENZA PUENTE

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on AUGUST 20, 2021 by **LORENZA PUENTE**, who is personally known to me or has produced IL DRIVER 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.

M. E. Martinez
Notary Public



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Executed by the undersigned on AUGUST 20, 2021:

Jesus Puentes
JESUS PUENTES

STATE OF ILLINOIS
COUNTY OF Cook

The foregoing instrument was acknowledged before me on AUGUST 20, 2021 by **JESUS PUENTES**, who is personally known to me or has produced IL DIVERSIA 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.



[Signature]
Notary Public

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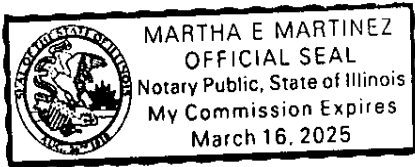
Executed by the undersigned on 08-20, 2021:

Rafaela Puentes
RAFAELA PUENTES

STATE OF ILLINOIS
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 ID CARD (IL) 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.

[Signature]
Notary Public



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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: 8-20-2021

Jesus Puente
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

22-Sep-2021



CHICAGO: 967.50

CTA: 387.00

TOTAL: 1,354.50 *

13-21-412-040-0000 | 20210801635028 | 0-520-380-560

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

REAL ESTATE TRANSFER TAX

08-Mar-2022



COUNTY: 64.50

ILLINOIS: 129.00

TOTAL: 193.50

13-21-412-040-0000

| 20210801635028 | 0-327-712-112

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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

Jesus Puentes
Signature of Grantor or Agent



Subscribed and sworn to before

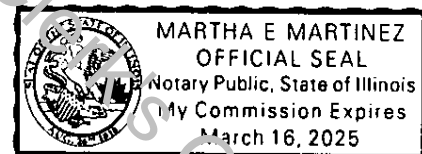
Me by the said JESUS PUENTES
this 20 day of AUGUST,
2021.

NOTARY PUBLIC M. E. Martinez

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

Jesus Puentes
Signature of Grantee or Agent



Subscribed and sworn to before

Me by the said JESUS PUENTES
This 20 day of AUGUST,
2021.

NOTARY PUBLIC M. E. Martinez

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.)

Commonwealth of Pennsylvania - Notary Seal
James Quigley, Notary Public
Allegheny County
My commission expires December 16, 2024
Commission number 1387790
Member, Pennsylvania Association of Notaries