

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 03/22/2022 02:58 PM Pg: 1 of 5  
Dec ID 20220301658528

**Prepared By:**  
LARRY A. WHITNEY, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
2805 CROW VALLEY TRAIL  
PLANO, TX 75023

**Recording Requested By/Return to:**  
BCA - AVENUE 365 LENDER SERVICES, LLC  
1100 VIRGINIA DRIVE SUITE 130  
FORT WASHINGTON, PA 19034

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 23<sup>rd</sup> day of February, 20 22, by first party **JUAN R. HERNANDEZ AND FATIMA C. HERNANDEZ, ALSO KNOWN AS FATIMA HERNANDEZ, HUSBAND AND WIFE**, to second party, **FATIMA HERNANDEZ, A MARRIED PERSON**, of 7538 58TH PLACE, SUMMIT, IL 60501.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

**LOT 26 IN BLOCK 6 IN FISHER AND MILLER'S ARGO SUBDIVISION OF SUMMIT IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

APN: 18-13-223-025-0000

PROPERTY ADDRESS: 7538 WEST 58TH PLACE, SUMMIT, IL 60501

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

X \_\_\_\_\_ 2-23-22  
(Signature of buyer, seller, or representative) (Date)

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Juan R. Hernandez  
JUAN R. HERNANDEZ

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

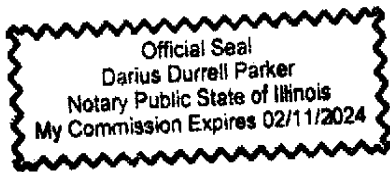
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **JUAN R. HERNANDEZ**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date,

February 23rd, 2022

(seal)



Darius Durrell Parker  
Notary Public  
My Commission Expires: 02/11/2024





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## PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF COOK )

FATIMA C. HERNADEZ, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 7538 W. 58th Place, Summit, IL 60501.  
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
  - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 7. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2)
  - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
  - 11. Other: \_\_\_\_\_
- C. The division does not meet any of the above criteria and must have county approval (page 2).  
Legal description prepared by: \_\_\_\_\_

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me FATIMA C. HERNADEZ  
this 10 day of MARCH, 2022

Ismail Sulo Signature of Notary Public  
Fatima C. Hernandez Signature of Affiant



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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 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 03/10/2022, 2022

Signature: Fatima C Herawandi AKA Fatima Herawandi  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said FATIMA C HERAWANDEZ AKA FATIUMA HERAWANDEZ  
This 10, day of MARCH, 2022  
Notary Public Ismail Sulo

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 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.

Date 03/10/2022, 2022

Signature: Fatima C Herawandi  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said FATIMA C HERAWANDEZ  
This 10, day of MARCH, 2022  
Notary Public Ismail Sulo



**Note:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)