

UNOFFICIAL COPY

Doc#: 2208306310 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2022 11:47 AM Pg: 1 of 6

CH-2014720
Exempt under provisions of Paragraph
E, Section 31-45, Property Tax Code.

Dec ID 20220301661370

Buyer, Seller, or Representative

When recorded, return deed to:
States Title FTS Agency
3900 Lennane Drive, Suite 110
Sacramento, CA 95834

Mail tax bills to:
Nelida Casillas, 14542 South Troy
Avenue, Posen, IL 60469

Prepared by Patrick Goodwin
c/o Better Law Firm PLLC
800 Town & Country Blvd, Suite 500
Houston, TX 77024

Space above this line for Recorder's Use

QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Nelida Casillas, joined in execution by spouse Miguel Jauregui, whose address is 14542 South Troy Avenue, Posen, IL 60469 ("Grantor(s)"), does hereby convey and quitclaim to Nelida Casillas, a married woman, with an address of 14542 South Troy Avenue, Posen, IL 60469 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOTS 21 AND 22 IN BLOCK 4 IN JAMES SMITH AND COMPANY'S SUBDIVISION OF THE WEST 1/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 56 ACRES) OF FRACTIONAL SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, ALSO THE WEST 1/2 OF THE NORTH 23 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 03/20/2015 at Doc#: 1507917004 with the Recorder of Cook County, Illinois.

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Permanent Index No: 28-12-109-045-0000 and 28-12-109-046-0000

Property Address: 14542 South Troy Avenue, Posen, IL 60469. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 11 day of November, 2021.

[Signature Page Follows]

FILE CH-201472-O

Property of Cook County Clerk's Office

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GRANTOR(S):

Miguel Jauregui
Miguel Jauregui

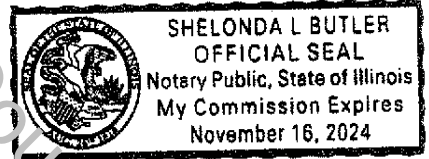
ACKNOWLEDGMENT

STATE OF IL)
COUNTY OF Cook)

This instrument was acknowledged before me on this 11 day of November, 2021, Miguel Jauregui.

Shelonda L Butler
Notary Public

My Commission Expires: 11-16-2024



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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.

DATED: 11-11-2021

SIGNATURE: Nelida Casillas Miguel Jerez
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

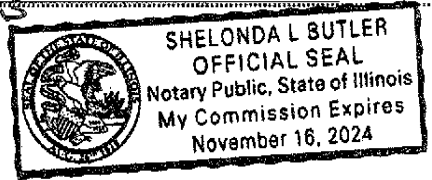
Subscribed and sworn to before me, Name of Notary Public: Shelonda L Butler

By the said (Name of Grantor): Miguel Jerez, Nelida Casillas

On this date of: 11-11-2021

NOTARY SIGNATURE: Shelonda L Butler

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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.

DATED: 11-11-2021

SIGNATURE: Nelida Casillas
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

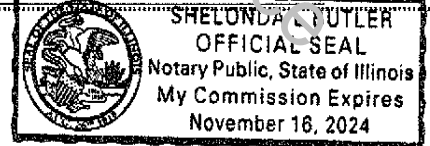
Subscribed and sworn to before me, Name of Notary Public: Shelonda L Butler

By the said (Name of Grantor): Nelida Casillas

On this date of: 11-11-2021

NOTARY SIGNATURE: Shelonda L Butler

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

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PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of Cook

Nelida Casillas, being
duly sworn on oath, states that Nelida Casillas resides at 14542 S Troy Ave Rosemead IL 60469 that 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 adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance 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.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 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 conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that 1 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Nelida Casillas

SUBSCRIBED and SWORN to before me

this 11 day of November, 2021.

Shelonda L Butler

