### **UNOFFICIAL COPY**

CH-2014720

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

Buyer, Seller, or Representative

When recorded, return deed to: States Title FOS Agency 3900 Lennane Drive, Suite 110 Sacramento, CASS834

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

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

Doc#. 2208306310 Fee: \$98.00 Karen A. Yarbrough Cook County Clerk

Date: 03/24/2022 11:47 AM Pg: 1 of 6

Dec ID 20220301661370

Space above this line for Recorder's Use

#### **OUITCLAIM DEF**

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 Casillac, joined in execution by spouse Miguel Jauregui, whose address is 14542 South Troy Avenue, Posen, 1' 50469 ("Grantor(s)"), does hereby convey and quitclaim to Nelida Casillas, a married woman, with an acdress of 14542 South Troy Avenue, Posen, IL 60469 ("Grantee(s)"), the following described property in uated 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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# **UNOFFICIAL COPY**

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 \_\_\_\_\_\_ day of \_\_\_\_\_\_ by/ember . 202/ .

Topology of Cook County Clork's Office [Signature Page Follows]

FILE CH-201472-O

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# **UNOFFICIAL COPY**

GRANTOR(S):		
Might	Suc	۱-21
MiguelJauregui	0	7

ACKNOWI	EDGMENT
$\mathbf{n}\mathbf{u}\mathbf{n}\mathbf{u}\mathbf{u}\mathbf{u}\mathbf{u}\mathbf{u}$	I FIGURALIA CECEL

STATE OF	工	)
6	Call	)
COUNTY OF	401	)

This instrument was acknowledged before me on this		day of <u>Movembee</u>	
202(_, Miguel Jauregui.	š	,	

Notary Public

My Commission Expires: 11-16-2024

SHELONDA L BUTLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 16, 2024

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## **UNOFFICIAL COPY**

GRANTOR(S):	
Melida Casillas	
ACKNOWLEDGM	ENT
STATE OF	
This instrument was acknowledged before me on this	// day of Millenbel
Notary Public  My Commission Expires: 11-16-7534	SHELONDA L BUTLER OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 16, 2024

This instrument was prepared by Patrick Goodwin, a licence of attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be duracted to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@bettersla...frr.com, 713-360-6290.

\*\*\* Exempt under provisions of Paragraph E, Section 31-45, Properly Tax Code. \*\*\*

Date Buyer, Seller, or Representative

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### **UNOFFICIAL COPY**

#### 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.

	and a first of the second of the
DATED://_//- 202/	SIGNATURE: Meleda Casillas Migrel freest
	GRANTOR OF AGENT
GRANTOR NOTARY 35 57 ON: The below section	on is to be completed by the NOTARY who witnesses the GRANTOR signature.
Subscribed and sworn to hefore me, l	Name of Notary Public: Shelonda L Sutle?
By the said (Name of Grantor): Michel To	suregui Nelida Casillas SHELONDA L BUTLER
On this date of : 11-11-2021	OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires
NOTARY SIGNATURE: hunder	My Commission Expansion November 16, 2024
GRANTEE SECTION	To the second se
The <b>GRANTEE</b> or her/his agent affirms and ve	erifies that the name of the <b>GRANTEE</b> shown on the deed or assignment of
beneficial interest (ABI) in a land trust is either	a natural person, ar. I"inois 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, o	r another entity recognized as a person and authorized to do business or
acquire and hold title to real estate under the la	aws of the State of Illinois.
DATED: 11-11-2021	SIGNATURE: Wilde Of 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,	ELL ( 100 11
By the said (Name of Grantor): Nelido	COSILIAS AFFIX NOTABY STAMP P 117W SHELUNDA LIUTLER
On this date of :	OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires
NOTARY SIGNATURE:	November 16, 2024

#### **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 <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

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# **UNOFFICIAL COPY**

### **PLAT ACT AFFIDAVIT**

State of Illinois
SS.
County of Cook
NI 1 10 Capillas
duly sworn on oath, states that Ne I do Cusil resides at 14542 5 TROY AVE POSEN JL bougarnat the
attached deed is not in violation of 765 ILCS 205/ 1 for one of the following reasons:
(1) Cold Act is not applicable as the grapters own populating property to the promines described in said dead.
<ul> <li>(1) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;</li> <li>OR -</li> </ul>
the conveyance iells 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.
directs of casements of diverse.
<ol> <li>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.</li> </ol>
4. The sale or exchange or parcels of land brawe an owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests in are in for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easement; 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 glands or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
Conveyances made to correct descriptions in prior conveyances.
<ol><li>The sale or exchange of parcels or tracts of land existing on the date of the amenda ory Act into no more than two parts and not involving any new streets or easements of access.</li></ol>
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an increase 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 a so 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 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.
Melide Julia
SUBSCRIBED and SWORN to before me
OFFICIAL SEAL
this day of Movembel, 2021.  Notary Public, State of Hinters  My Commission Expiring  November 16, 2024