



Doc# 2209719059 Fee \$88.00

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280301307

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 04/07/2022 02:04 PM PG: 1 OF 4

MAIL TAX STATEMENTS TO:

Martha Cano
David Cano
6448 S Keating Avenue
Chicago, IL 60629

Name & Address of Preparer:
Carlos Del Rio, Esq
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 19-22-108-040-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 20th day of August, 2021, by and between **Martha Cano F/K/A Martha Cervantes, a married woman, joined in execution by her spouse, David Cano**, a mailing address of 6448 S Keating Avenue Chicago, IL 60629, hereinafter referred to as Grantor(s) and **Martha Cano and David Cano, wife and husband, as tenants by the entirety**, a mailing address of 6448 S Keating Avenue, Chicago, IL 60629, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Property commonly known as: 6448 S Keating Avenue, Chicago, IL 60629

Prior instrument reference: Instrument Number: 1926334101, Recorded: 09/20/2019

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act



8-20-21
Date

David Cano Martha Cano
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		07-Apr-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-22-108-040-0000 | 20220201627184 | 0-860-906-384

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

REAL ESTATE TRANSFER TAX		07-Apr-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-22-108-040-0000 | 20220201627184 | 0-169-927-568

UNOFFICIAL COPY

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this ^{C46} 20th day of August, 2021.

Martha Cano F/K/A Martha Cervantes
Martha Cano F/K/A Martha Cervantes

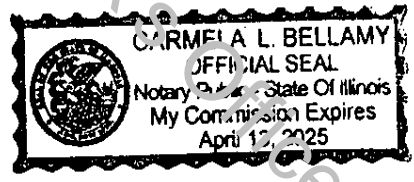
David Cano
David Cano

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Martha Cano F/K/A Martha Cervantes and David Cano is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this ^{C46} 20th day of August, 2021.

[Signature]
Notary Public
My commission expires: 04/13/2025



No title exam performed by the preparer. Legal description and party's names provided by the party.

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 17 IN BLOCK 5 IN MARQUETTE RIDGE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 19-22-108-040-0000

PROPERTY COMMONLY KNOWN AS: 6448 S KEATING AVENUE, CHICAGO, IL 60629

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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 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.

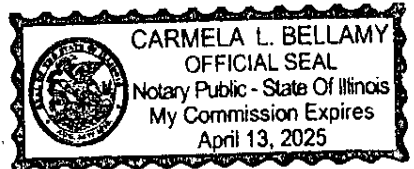
Dated 8-20, 2021.

Signature: David Cano Martha Casanova
Grantor, or Agent

Subscribed and sworn to before me by the said grantors David Cano and Martha Casanova this 20th, day of August, 2021.

[Signature]
Notary Public

My commission expires: 04/13/2025



The Grantee or her/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.

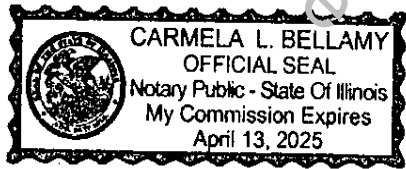
Dated 8/20, 2021.

Signature: Martha Cano David Cano
Grantee, or Agent

Subscribed and sworn to before me by the said grantees Martha Cano and David Cano this 20th, day of August, 2021.

[Signature]
Notary Public

My commission expires: 04/13/2025



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.)