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Doc#: 2210301076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2022 07:20 AM Pg: 1 of 6

Dec ID 20220301667496

Commitment Number: 27022721
Seller's Loan Number: 0521369348

This instrument prepared by: **Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,**
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **JUAN L. CAPILLA and ELDA CAPILLA: 1333 NEWCASTLE
AVE., WESTCHESTER, IL 60154**

MYDEC ID: ~~20220301667496~~ 20220301667496

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-21-109-055**

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(d): Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded

JUAN L. CAPILLA, formerly unmarried, and **ELDA RODRIGUEZ N/K/A ELDA CAPILLA**, formerly unmarried, whose mailing address is **1333 NEWCASTLE AVE., WESTCHESTER, IL 60154**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **JUAN L. CAPILLA and ELDA CAPILLA**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1333 NEWCASTLE AVE., WESTCHESTER, IL 60154**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: THE SOUTH 20 FEET OF LOT 336 AND LOT 337 (EXCEPT THE SOUTH 5 FEET THEREOF) INCLUDING THE WEST 1/2 OF VACATED

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**ALLEY LYING EAST AND ADJOINING THERETO IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER. IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Assessor's Parcel No: 15-21-109-055
Property Address is: 1333 NEWCASTLE AVE., WESTCHESTER, IL 60154**

Prior instrument reference: **031904122**


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.

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

4/1/22 

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Executed by the undersigned on June 18, 2020:




JUAN L. CAPILLA



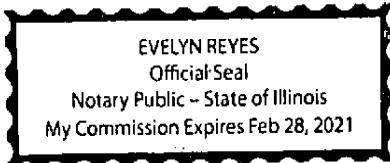
ELDA RODRIGUEZ N/K/A ELDA
CAPILLA 

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on June 18, 2020 by **JUAN L. CAPILLA** and **ELDA RODRIGUEZ N/K/A ELDA CAPILLA** who are personally known to me or have produced IL Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument



Notary Public



CLERK OF COOK County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (d) Section 31-45, Property Tax Code.

Date: 6-18-20

Edda Caputo
Buyer, Seller or Representative

Property of Cook County Clerk's Office

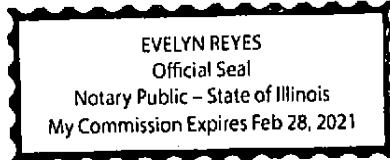
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STATEMENT BY GRANTOR AND GRANTEE

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 June 18, 2020

Elda Capilla
Signature of Grantor or Agent



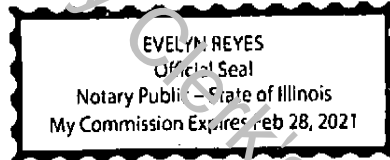
Subscribed and sworn to before
Me by the said Elda Capilla
this 18 day of June,
2020.

NOTARY PUBLIC [Signature]

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 June 18, 2020

Elda Capilla
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Elda Capilla
This 18 day of June,
2020.

NOTARY PUBLIC [Signature]

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.)

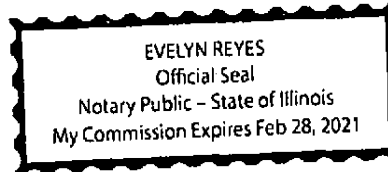
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STATEMENT BY GRANTOR AND GRANTEE

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 June 18, 2020

Edla Capilla
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Edla Capilla
this 18 day of June,
2020.

NOTARY PUBLIC [Signature]

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 June 18, 2020

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Juan Capilla
This 18 day of June,
2020.

NOTARY PUBLIC [Signature]

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.)