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Doc#. 2212321478 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/03/2022 02:49 PM Pg: 1 of 6

Dec ID 20220201628194

Commitment Number: 100787433 Seller's Loan Number: 8200534004

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

After Recording Return To: National Link 1000 Commerce Drive Suite 300 Pittsburgh, PA 15275

Mail Tax Statements To: Felipe Valdez and Ruben Valdez: 1329 S 51ST AVE., CICERO, IL 60804

-004

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 16-21-24-21-014

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

FENIX PROPERTY MANAGEMENT, INC., whose mailing address is 1329 \$ 51ST AVE., CICERO, IL 60804, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Felipe Valdez, married, and Ruben Valdez, married, Joint Tenants with Right of Survivorship, hereinafter grantees, whose tax mailing address is 1329 \$ 51ST AVE., CICERO, IL 60804, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 34 AN THE SOUTH 5 FEET OF LOT 35 IN BLOCK 23 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Address: 1329 5 515T AVE Date: 04/13/2022 Stamp #: 2022-8632 By: krodriguez Real Estate Transfer Tax \$50.00 Payment Type: Greds Compliance #: Exempt

2212321478 Page: 2 of 6

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BEING THE SAME PROPERTY CONVEYED FROM FELIPE VALDEZ, A MARRIED PERSON AND RUBEN VALDEZ, A MARRIED PERSON TO FENIX PROPERTY MANAGEMENT, INC., FELIPE VALDEZ AS DESCRIBED IN QUITCLAIM DEED, DOC# 1900406114, DATED: 12/27/2018, RECORDED: 01/04/2019, IN COOK COUNTY RECORDS.

Property Address is: 1329 S 51ST AVE., CICERO, IL 60804

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; keep 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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

2212321478 Page: 3 of

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Executed by the undersigned on $\frac{M_{a-ch}}{7 + h}$, $20 \underline{22}$:
FENIX PROPERTY MANAGEMENT, INC.
By:
Name: Felipe Valdez
Its: President
STATE OF COUNTY OF
The foregoing instrument was acknowledged before me on March 7th, 2022 by Felipe Valdez its on behalf of FENIX PROPERTY
MANAGEMENT, INC. who is personally known to me or has produced Deluces Licence as identification, and furthermore, the aforementioned person has
acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth
in this instrument. Motary Public
OFFICIAL SEAL NORMA.A HURTADO NOTARY PUBLIC, STATE OF ILLINOIS COOK COUNTY MY COMMISSION EXPIRES 07/08/2023

2212321478 Page: 4 of 6

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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 4/26/27

Oberty of County Clerk's Office Buyer, Seller or Representative

2212321478 Page: 5 of 6

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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.

OFFICIAL SEAL NORMA A HURTADO NOTARY PUBLIC, STATE OF ILLINOIS COOK COUNTY MY COMMISSION EXPIRES 07/08/2023

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 enter a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and nold 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 04 - 08 ,20 22	
Felgre Vallez	74,
Signature of Grantee or Agent	mmmunum.
Subscribed and sworn to before Me by the said felice Valdez This 8th day of 4pt 2022.	OFFICIAL GEAL NORMA A HURTY AND NOTARY PUBLIC, STATE OF JUNOIS COOK COUNTY MY COMMISSION EXPIRES 07/20/20/20
NOTARY PUBLIC June of fruits do	>

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.)

2212321478 Page: 6 of 6

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PLAT ACT AFFIDAVIT

State o	of Pennsylvania SS.		
ρ at 132	y of Alleghany 2 Deca Palith , being duly sworn on oath, states that FELIPE VALDEZ resides 29 S 51ST AVE, Cicero, IL 60804 . That the attached deed is not in violation of 765 ILCS 205/1 for one 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 supplied of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of acres:		
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 or parcels of land between owners of adjoining and contiguous land.		
5.	The conveyance of parcels of land or interests there of for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of courss.		
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 grant on 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.	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 tha 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.		
CIRC	LE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.		
	int further state that he he care makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, is, to accept the attached deed for recording.		
	SCRIBED and SWORN to before me Commonwealth of Pennsylvania - Notary Seal James Quigley, Notary Public Allegheny County My commission expires December 16, 2024		
this .	Commission number 1387790 Member, Pennsylvania Association of Notaries		
Jar	nes Quigley		