

# UNOFFICIAL COPY

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**

## PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER


16-21-~~211~~-014  
210

### 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 S 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 S 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.**

T O W N S H I P C L E R S	Town of Cicero	Address: 1329 S 51ST AVE	<b>Real Estate Transfer Tax</b>
		Date: 04/13/2022	\$50.00
		Stamp #: 2022-8632	Payment Type: Credit
		By: Krodiguet	Compliance #:
			Exempt

# UNOFFICIAL COPY

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

# UNOFFICIAL COPY

Executed by the undersigned on March 7th, 2022:

FENIX PROPERTY MANAGEMENT, INC.

By: \_\_\_\_\_

Name: Felipe Valdez

Felipe Valdez

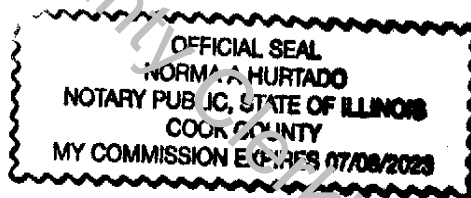
Its:

President

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on March 7th, 2022 by Felipe Valdez its President on behalf of **FENIX PROPERTY MANAGEMENT, INC.** who is personally known to me or has produced Drivers 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.

Norma A. Hurtado  
Notary Public



COOK COUNTY CLERK'S Office

# UNOFFICIAL COPY

**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

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

Date: 4/26/22

*[Signature]*  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

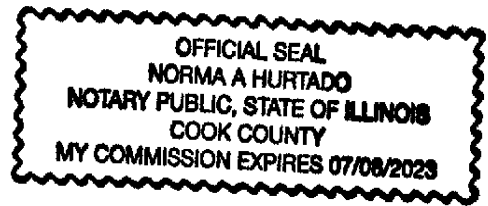
## STATEMENT BY GRANTOR AND GRANTEE

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 04-08, 2022

Felipe Valdez  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Felipe Valdez  
this 8th day of April,  
2022.



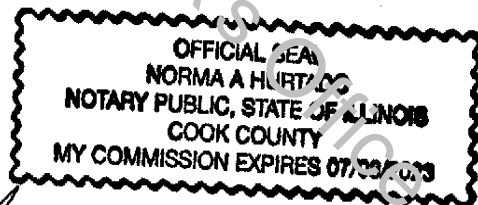
NOTARY PUBLIC Norma A. Hurtado

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 04-08, 2022

Felipe Valdez  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Felipe Valdez  
This 8th day of April,  
2022.



NOTARY PUBLIC Norma A. Hurtado

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.)

