

# UNOFFICIAL COPY

This Instrument was prepared by:

CRYSTAL L. SIVER, ESQ.

CRYSTAL SIVER LAW

1155 Willow Lane

Northbrook, Illinois 60062

Doc#: 2212321403 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/03/2022 02:04 PM Pg: 1 of 3

Dec ID 20211101652001

ST/CO Stamp 0-606-066-576

After recording, mail to, and

Mail Subsequent Tax Bills to:

JUAN C. ESPINOZA

3516 52<sup>nd</sup> Court

Cicero, IL 60804

## QUIT CLAIM DEED

Statutory (Illinois)

THE GRANTOR, **RAMIRO ESPINOZA**, an unmarried man, of 3516 52<sup>nd</sup> Court, Cicero, IL 60804, County of Cook, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and QUIT CLAIM** unto **JUAN C. ESPINOZA**, an unmarried man, GRANTEE, of \_\_\_\_\_, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:


LOT 97 IN HAWTHORNE MANOR SUBDIVISION NO. 1 IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 3516 52<sup>nd</sup> Court, Cicero, IL 60804

PIN: 16-33-305-029-0000

Subject to: General Real Estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

T O W N S H I P C L E R K S O F F I C E	Town of Cicero	Address: 3516 S 52ND CT	<b>Real Estate Transfer Tax</b>
		Date: 04/28/2022	\$50.00
		Stamp #: 2022-8676	Payment Type: Credit
		By: Rodriguez	Compliance #:
			Exempt

# UNOFFICIAL COPY

DATED this 06 day of April, 2021.

*Ramiro Espinoza* (SEAL)  
RAMIRO ESPINOZA

*Rosa Astorga* (SEAL)  
ROSA ASTORGA, Signing solely for purposes of waiving  
Homestead Rights

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that RAMIRO ESPINOZA and ROSA ASTORGA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 06 day of April, 2021.

*Maria Medina*  
NOTARY PUBLIC



Exempt under Real Estate Transfer Tax Law  
35 ILCS 200/31-45 sub paragraph E.

\_\_\_\_\_ Date: \_\_\_\_\_  
Agent for Grantor



# UNOFFICIAL COPY TOWN OF CICERO

## EXEMPT TRANSACTION AFFIDAVIT

STATE OF ILLINOIS

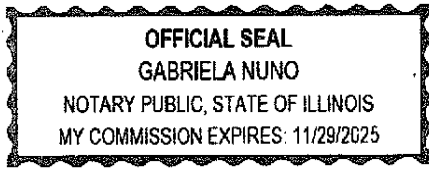
COUNTY OF COOK

||  
SS  
||

The affiant, Juan C Espinoza  
 (titleholder or authorized agent of the titleholder), of  
 the real property located at 3516 S 52nd Ct  
 being conveyed in this transaction, being first duly sworn  
 on oath, attests that this transaction does not involve a  
 conveyance of real property in which any additional party  
 is acquiring an ownership interest or a present beneficial  
 interest in the conveyed real property.

Juan C. Espinoza  
 Affiant

SUBSCRIBED AND SWORN TO  
 before me this 28  
 day of April  
22



[Signature]  
 Notary Public