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AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280419999

Doc# 2212557040 Fee \$88.00

TRSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2022 04:24 PM PG: 1 OF 5

MAIL TAX STATEMENTS TO:
Maegan Ojeda
11033 S Avenue N
Chicago, IL 60617

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

Parcel ID No.: 26-17-301-011

QUIT CLAIM DEED

THIS DEED made and entered into on this 17 day of March, 2022, by and between **Maegan Ojeda, an unmarried woman**, a mailing address of 11033 S Avenue N, Chicago, IL 60617 and **Maria L. Aguilar, a married woman, joined in execution by her spouse, Jorge A. Aguilar**, a mailing address of 11009 S Green Bay Ave, Chicago, IL 60617, **in joint tenancy, not as tenants in common**, hereinafter referred to as Grantor(s) and **Maegan Ojeda, an unmarried woman**, a mailing address of 11033 S Avenue N, Chicago, IL 60617, 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: 11033 S Avenue N, Chicago, IL 60617

Prior instrument reference: Document Number: 1115846078, Recorded: 06/07/2011

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

03-17-2022
Date

Maria L. Aguilar Jorge A. Aguilar
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		05-May-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

26-17-301-011-0000 | 20220501605255 | 1-400-223-632

REAL ESTATE TRANSFER TAX		05-May-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

26-17-301-011-0000 | 20220501605255 | 0-627-750-800
* Total does not include any applicable penalty or interest due.

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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 17 day of March, 2022.

Maegan R Ojeda
Maegan Ojeda

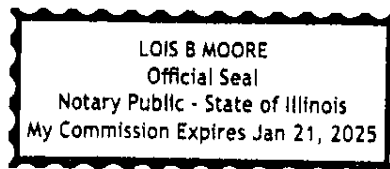
STATE OF Ill
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Maegan Ojeda 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 17 day of March, 2022.

[Signature]
Notary Public
My commission expires: Jan 21, 2025

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



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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 17 day of March, 20 22.

Maria L. Aguilar
Maria L. Aguilar

Jorge A. Aguilar
Jorge A. Aguilar

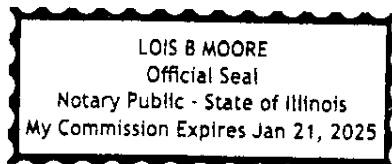
STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Maria L. Aguilar and Jorge A. Aguilar 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 17 day of March, 2022.

Lois B Moore
Notary Public
My commission expires: Jan 21, 2025

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



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EXHIBIT A LEGAL DESCRIPTION

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

LOT 16 IN BLOCK 7 IN EAST SIDE MANOR, A SUBDIVISION OF LOTS 1, 2 AND 3 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 26-17-301-011

Margaret R. Gade 3/17/22

PROPERTY COMMONLY KNOWN AS: 11033 S AVENUE N, CHICAGO, IL 60617

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (**ABI**) 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 another 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.

DATED: 2 | 10 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

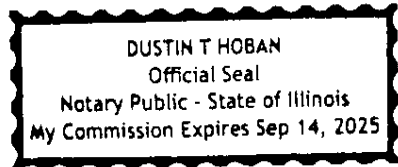
Dustin T Hoban

By the said (Name of Grantor): Michael Bidegain

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 1 | 2022

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 10 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Dustin T Hoban

By the said (Name of Grantee): Michael Bidegain

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 5 | 2022

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)