

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 06/24/2022 03:01 PM Pg: 1 of 4

**Prepared By:**

LARRY A. WHITNEY, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
2805 CROW VALLEY TRAIL  
PLANO, TX 75023

Dec ID 20220601656010

City Stamp 0-587-950-160

**Recording Requested By/Return to:**

JUAN C. AND ROSAURA DELGADO  
2536 N LARAMIE AVENUE  
CHICAGO, IL 60639

FOR RECORDER'S USE ONLY

## QUIT CLAIM DEED

THIS QUITCLAIM DEED, Executed this 10<sup>th</sup> day of April, 2021, by first party **JUAN C. DELGADO AND ROSAURA DELGADO, HUSBAND AND WIFE, AND MARIO DELGADO, A MARRIED PERSON**, to second party, **JUAN C. DELGADO AND ROSAURA DELGADO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, of 2536 N LARAMIE AVENUE, CHICAGO, IL 60639.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

THE SOUTH 9 FEET OF LOT 42 AND ALL OF LOT 43 (EXCEPT THE SOUTH 1 FOOT) IN HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NUMBER 20 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 13-28-321-043-0000

PROPERTY ADDRESS: 2536 N LARAMIE AVENUE, CHICAGO, IL 60639

Mario Delgado hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X [Signature], [Signature], [Signature]  
(Signature of buyer, seller, or representative) (Date)


4/10/2021



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**MUNICIPAL TRANSFER STAMP**  
(If Required)

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

REAL ESTATE TRANSFER TAX		22-Jun-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-28-321-043-0000 | 20220601656010 | 0-587-950-160

\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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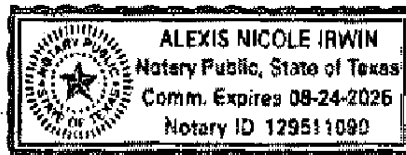
## STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated August 27, 2021

Signature: Michelle Baldwin  
Grantor or Agent

Subscribed and sworn to before me,  
By the said Agent Michelle Baldwin  
This 27th day of August, 2021  
Notary Public [Signature]

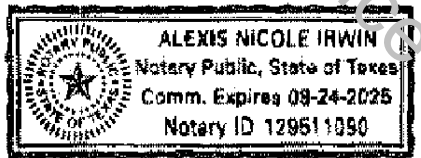


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date August 27, 2021

Signature: Michelle Baldwin  
Grantee or Agent

Subscribed and sworn to before me  
By the said Michelle Baldwin  
This 27th day of August, 2021  
Notary Public [Signature]



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)