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Doc#. 2217528318 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/24/2022 03:01 PM Pg: 1 of 4

Dec ID 20220601656010

City Stamp 0-587-950-160

Prepared By:

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

Recording Requested By/Return to:

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

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby corvey and quitelaim unto the said second party forever, all the right, title, interest and claim which the said it is 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 (FXCEPT 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 MORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL/MOIS.

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

mature of buyer, seller, or representative) (Date

1 of 2

``2217528318 Page: 2 of 4

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IN WITNESS WHEREOF, The said first party has signed and scaled these presents the day and year first above written.

THAN C DELCARO

MUNICA OLUHUBA ROSAURA DELGADO

MARIO DEL GADO

STATE OF ILLUNOIS

ny ss

COUNTY OF

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JUAN C. DELGADO, ROSAURA PELGADO AND MARIO DELGADO, personally known to me to be the same person(s) whose names (s) s/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary and, for the uses and purposes therein set forth. Given under my hand and official seal this date,

(seal)

SALIM JIWAN; Official Seal Notary Public - State of filling's My Commission Expires Mar 15, 2024

Notary Public

My Commission Expires:

Send Tax Bills to: JUAN C. DELGADO AND ROSAURA DELGADO 2536 N LARAMIE AVENUE, CHICAGO, IL 60639

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

2217528318 Page: 3 of 4

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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

| REAL ESTATE TRANSFER TAX | | 22-Jun-2022 |
|--------------------------|-----------------|------------------|
| REAL LOTAL | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 13-28-321-043-000 | 0-587-950-160 | |
| 12-50-351-0-0-000 | . U stale manul | war interest due |

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

Able ,

LOXCOOK COUNTY CLARK'S OFFICE

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STATEMENT BY GRANT OR 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.

| 24,110 de 24,200 de 11,1110101 | |
|--|---|
| Dated August 27 ,2021 | |
| | Signature: 1) ich el Balder. Grantor or Agent |
| Subscribed and swom to before n a By the said Mark Whele Belling, | ALEXIS NICOLE IRWIN Notary Public, State of Texas |
| This 27th, day of Muguit 2021 | Comm. Expires 08-24-2026 Notary ID 129511090 |

The grantee or his agent affirms and verifies not 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.

Signanire: 1 1 Conclusion Grantes or Egent

Subscribed and sworn to before me

By the said Michel Balelon

This 2 1th, day of Alexis (Lat., 202)

Notary Public 129611090

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.)