

UNOFFICIAL COPY



Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

Doc# 2220008000 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/19/2022 09:27 AM PG: 1 OF 5

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Jose Zizumbo
4350 S Komensky Avenue
Chicago, IL 60632-4007

Order #: BACREF21413140

This space for recording information only

FILE 1ST

QUITCLAIM DEED



REF231989009A

REF228337211A

GRANTOR,

RANDY THOMPSON, a married person, herein joined by their spouse, FRANCISCA THOMPSON and JOSE ZIZUMBO, a married person, herein joined by their spouse, BELEM ZIZUMBO
4350 S Komensky Avenue
Chicago, IL 60632-4007

for and in consideration of NINETY-ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLAR (\$91,250.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,

JOSE ZIZUMBO, a married person
4350 S Komensky Avenue
Chicago, IL 60632-4007

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 19-03-404-023-0000

Street Address: 4350 S Komensky Avenue, Chicago, IL 60632-4007

Preparer has examined no underlying title documentation regarding this deed

3-1/2
P-1/2
3-1/2
CC-1/2
INT-1/2

UNOFFICIAL COPY

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.


RANDY THOMPSON

2-14-2022
Date


FRANCISCA THOMPSON

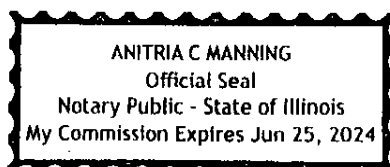
2-14-2022
Date

State of Illinois

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this February 14, 2022, RANDY THOMPSON and FRANCISCA THOMPSON, who is personally known to me or has produced drivers license as identification and who signed this instrument willingly.


NOTARY SIGNATURE



REAL ESTATE TRANSFER TAX

03-Jun-2022



CHICAGO	686.25
CTA	274.50
TOTAL	960.75 *

19-03-404-023-0000 | 20220301644988 | 1-447-764-048

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

REAL ESTATE TRANSFER TAX

18-Jul-2022



COUNTY:	45.75
ILLINOIS:	91.50
TOTAL:	137.25

19-03-404-023-0000 | 20220301644988 | 1-482-650-704

UNOFFICIAL COPY

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Jose Zizumbo
JOSE ZIZUMBO

02-4-22
Date

Belem Zizumbo
BELEM ZIZUMBO

02-04-22
Date

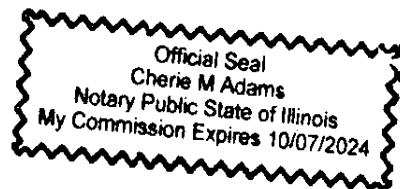
State of Illinois

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 21st, 2022, JOSE ZIZUMBO and BELEM ZIZUMBO, who is personally known to me or has produced Drivers license identification and who signed this instrument willingly.

Cherie M Adams
NOTARY SIGNATURE

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



UNOFFICIAL COPY

EXHIBIT "A"

All interest in the following described Real Estate situated in the County of Cook in die State of Illinois, to wit:

The North 35 feet of Lot 17 in Frederick H. Bartlett's 47th Street subdivision of the Circuit Court Partition of the South 1/2 (except the 90 feet strip adjoining canal and that part of the northwest 1/4 south of the Illinois and Michigan canal) in Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to Randy Thompson and Jose Zizumbo, not as tenants in common, but as joint tenants by Warranty Deed from Lottie B. Dowiarz, Widow, dated December 22, 2003, recorded on January 29, 2004 as Instrument 0402933031.

P.I.N.: 19-03-404-023-0000

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 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 April 21st, 20 21

Signature: Cheri Hackethal
Grantor or Agent Cheri Hackethal

Subscribed and sworn to before me
by the said Cheri Hackethal
this 21st day of April, 20 21
Notary Public Barbara A Basler-Peterson

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573

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

Dated April 21st, 20 21

Signature: Cheri Hackethal
Grantee or Agent Cheri Hackethal

Subscribed and sworn to before me
By the said Cheri Hackethal
This 21st day of April, 20 21
Notary Public Barbara A Basler-Peterson

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573

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