

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)

Doc#: 2220019068 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2022 03:30 PM Pg: 1 of 5

Dec ID 20220701683541
ST/CO Stamp 0-959-286-352
City Stamp 0-271-256-656

THE GRANTORS, Ricardo Rodriguez, a single man, and **Berenice Balderas**, a single woman, of the County of Cook, City of Chicago, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEY** and **QUIT CLAIM** to **Berenice Balderas**, 3418 West 54th Street, Chicago, Illinois 60632, all of their interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

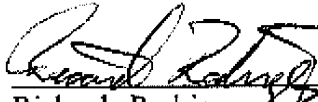
See legal description attached as Exhibit A attached hereto and incorporated herein.

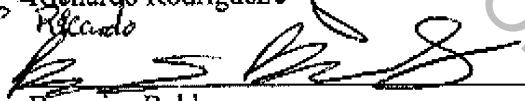
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 19-11-414-053-0000

Address of Real Estate: 3418 West 54th Street, Chicago, Illinois 60632

DATED this 18th day of June, 2022.



Richardo Rodriguez (SEAL)
RR Ricardo


Berenice Balderas (SEAL)

FIDELITY NATIONAL
TITLE INSURANCE

SC22015082

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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 Ricardo Rodriguez and Berenice Balderas, 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 waiver of homestead rights.

Given under my hand and official seal this 18 day of June, 2022.



Marissa Chavez

NOTARY PUBLIC

This Instrument was prepared by and after recording return to:

JOEY B. WALDMAN
FISHER COHEN WALDMAN SHAPIRO, LLP
1247 WAUKEGAN ROAD, SUITE 100
GLENVIEW, ILLINOIS 60025

Mail Subsequent Tax Bills:

BERENICE BALDERAS
3418 WEST 54TH STREET
CHICAGO, ILLINOIS 60632
GRANTEES ADDRESS

**Exempt under provisions of Paragraph (e)
Section 4, Real Estate Transfer Act**

Dated: July 5, 2022

By: *Eward*

COOK COUNTY Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 41 AND THE WEST 9 FEET OF LOT 42 IN BLOCK 2 IN HAINES SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3418 WEST 54TH STREET, CHICAGO, ILLINOIS 60632

PROPERTY INDEX NUMBER: 19-11-414-063-0000

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

19-Jul-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-11-414-063-0000

| 20220701683541 | 0-959-286-352

REAL ESTATE TRANSFER TAX

19-Jul-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-11-414-063-0000 | 20220701683541 | 0-271-256-656

* 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 their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

Ad Walker
Signature

Crystal Walker
Print Name

Subscribed and sworn to before me this 19th of July, 2022.

Dana Marie Gorski
Notary Public



The grantee or their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

Ad Walker
Signature

Crystal Walker
Print Name

Subscribed and sworn to before me this 19th of July, 2022.

Dana Marie Gorski
Notary Public



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.]