

UNOFFICIAL COPY



Prepared By:

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

Doc# 2221315104 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 08/01/2022 01:40 PM PG: 1 OF 4

Recording Requested By/Return to:

EQUITY SETTLEMENT SERVICES, INC.
444 ROUTE 111
SMITHTOWN, NY 11787

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 23rd day of August, 2021, by first party **SANDRA J. RODRIGUEZ AND JUAN A. SOTO DIMAS, AS TENANTS IN COMMON**, to second party, **JUAN A. SOTO DIMAS, A SINGLE PERSON**, of 4834 SOUTH SEELEY AVENUE, CHICAGO, IL 60609.

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:

LOT 15 IN THE SUBDIVISION OF THE WEST HALF OF BLOCK 20 IN STONE AND WHITNEYS SUBDIVISION OF PART OF SECTIONS 6 AND 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 20-07-110-039

PROPERTY ADDRESS: 4834 SOUTH SEELEY AVENUE, CHICAGO, IL 60609

Sandra J. Rodriguez hereby releases and waive 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 of buyer, seller, or representative)

8/23/21
(Date)

REAL ESTATE TRANSFER TAX	01-Aug-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*



REAL ESTATE TRANSFER TAX	01-Aug-2022
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



20-07-110-039-0000 | 20220201621579 | 1-007-352-912

20-07-110-039-0000 | 20220201621579 | 1-556-742-736

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

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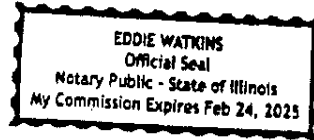
STATEMENT BY GRANTOR AND GRANTEE

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 23, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said GRANTOR
This 23rd day of August, 2021
Notary Public [Handwritten Signature]

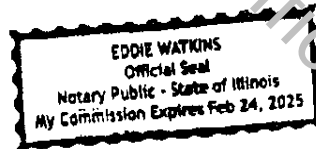


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 23rd, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 23rd day of AUGUST, 2021
Notary Public [Handwritten 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.)

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

Juan A. Soto, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quitclaim deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Sandra Rodriguez
(print name(s) of executor/grantor)

Juan A. Soto
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Quitclaim deed copy

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Juan A. Soto
Affiant's Signature Above

08/01/22
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

1 AUGUST 2022

Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public

"OFFICIAL SEAL"
DAVID J. KRANICKE
Notary Public, State Of Illinois
My Commission Expires August 24, 2024
Commission No. 338762

SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.