

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY

10007947%  
(Accom.)

Doc#: 2223142111 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/19/2022 12:44 PM Pg: 1 of 4

Dec ID 20220701682568  
ST/CO Stamp 1-351-496-272  
City Stamp 0-136-589-904

Property of Cook County Clerk's Office

THE GRANTOR(S), EDWARD ESPINOZA and ANA M ESPINOZA, husband and wife, as Joint Tenants, of the City of Berwyn, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to EDWARD ESPINOZA and ANA M ESPINOZA, husband and wife, and ANA ELISA ESPINOZA, a single person, and MARA REBECA ESPINOZA, a single person, all as joint tenants with the right of survivorship, 2948 S Wisconsin Avenue, Berwyn Illinois 606402 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2021

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(s): 14-28-318-087-1003

Address(es) of Real Estate: 2600 N. HAMPDEN COURT, UNIT C2, S-3, CHICAGO, Illinois 60614

Dated this 14th day of July, 2022

Edward Espinoza  
EDWARD ESPINOZA

Ana M. Espinoza  
ANA M ESPINOZA

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STATE OF ILLINOIS, COUNTY OF COOK ss.

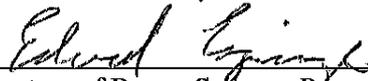
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT EDWARD ESPINOZA and ANA M ESPINOZA, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of July, 2022

  
(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 7/14/2022

  
Signature of Buyer, Seller or Representative

**Prepared By:** Robert J. Lovero  
6536 Cermak Rd.  
Berwyn, Illinois 60402

**Mail To:**  
EDWARD & ANA M ESPINOZA  
ANA ELISA ESPINOZA &  
MARA REBECA ESPINOZA  
2600 N HAMPDEN COURT, UNIT C2  
CHICAGO, Illinois 60614

**Name & Address of Taxpayer:**  
EDWARD & ANA M ESPINOZA  
ANA ELISA ESPINOZA &  
MARA REBECA ESPINOZA  
2600 N. HAMPDEN COURT, UNIT C2  
CHICAGO, Illinois 60614

THIS INSTRUMENT FILED FOR RECORD  
BY GIT AS AN ACCOMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AS TO THE EFFECT UPON  
TITLE.

REAL ESTATE TRANSFER TAX		16-Aug-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-28-318-087-1003		20220701682568   1-351-496-272

REAL ESTATE TRANSFER TAX		16-Aug-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-28-318-087-1003		20220701682568   0-136-589-904

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

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## EXHIBIT 'A' Legal Description

PARCEL 1: UNIT C2 IN THE HAMPDEN PARK EAST CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 48 EXCEPT THE EASTERLY 16.0 FEET THEREOF; ALL OF LOT 49 AND THE EASTERLY 16.0 FEET OF LOT 50 IN THE SUBDIVISION OF PART OF OUTLOT "B" IN WRIGHTWOOD, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, THE EASTERLY 100.0 FEET OF LOT 8, EXCEPT THE NORTHERLY 44.0 FEET THEREOF, IN THE SUBDIVISION OF BLOCK 3 IN OUTLOT "A" IN WRIGHTWOOD, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0522439057, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0522439057, AS AMENDED FROM TIME TO TIME. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNEES, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OR SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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 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 7/14/2022

Signature *Elena Espinoza*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 14th DAY OF July 2022.



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

Dated 7/14/2022

Signature *Elena Espinoza*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 14th DAY OF July 2022.



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.]