

UNOFFICIAL COPY

Doc#: 2223113025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/19/2022 10:14 AM Pg: 1 of 5

Dec ID 20220801612596
ST/CO Stamp 1-202-025-040

Return To:
Felix Zavala and Sylvia Zavala
2113 Elmwood Ave.,
Berywn, IL 60402

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

Mail Tax Statements To:
Felix Zavala and Sylvia Zavala
2113 Elmwood Ave.
Berywn, IL 60402

Order #: SC22019485

This space for recording information only

QUITCLAIM DEED

Tax Exempt under 35 ILCS 200/31 45(c)

By:

Felix
Grantor/Grantee/Agent

08/11/2022
Date

GRANTOR,

Felix Zavala, a married man
2113 Elmwood Ave.,
Berywn, IL 60402

for and in consideration of Zero AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,

Felix Zavala and Sylvia Zavala, husband and wife, as tenants by the entirety
2113 Elmwood Ave.,
Berywn, IL 60402

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: 16-19-431-005-0000
Property Address: 2113 Elmwood Ave., Berywn, IL 60402

FIDELITY NATIONAL TITLE

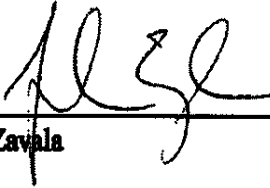
SC22019485

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 1 OF THE BERWYN CITY
CODE SEC 888.06 AS A REAL ESTATE
TRANSACTION
DATE 8.12.22 TELLER cd

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Preparer has examined no underlying title documentation regarding this deed

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



Felix Zavala

08/11/2022
Date

State of ILLINOIS

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this AUGUST 11th, 2022, Felix Zavala, who is personally known to me or has produced LICENSE as identification and who signed this instrument willingly.





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.

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EXHIBIT "A"

LOT 41 (EXCEPT THE SOUTH 12 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 42 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

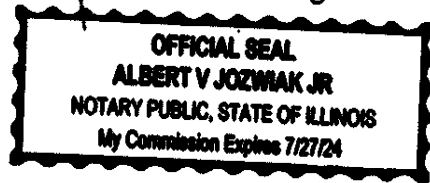
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STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a. natural person, and 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 11th, 2022 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said PERSON
this 11th day of AUGUST, 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 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.

Date AUGUST 11th, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said PERSON
This 11th day of AUGUST, 2022



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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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REAL ESTATE TRANSFER TAX

17-Aug-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-19-431-005-0000

| 20220801612596 | 1-202-025-040

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