

UNOFFICIAL COPY



Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2223810058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/26/2022 10:52 AM Pg: 1 of 3

Dec ID 20220801620558

THE GRANTOR(S), EDWARD ESPINOZA and ANA M ESPINOZA, husband and wife, 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, CONVLY(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, 2948 S WISCONSIN AVENUE, BERWYN, Illinois 60402 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:

LOT 17 IN BLOCK 6 IN KIRCHMAN AND JEDLAN'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE WEST PART OF THE NORTHWEST 1/4 AND THE WEST PART OF THE SOUTHWEST 1/4 OF SECTION 30, AND THE WEST 36.04 FEET OF THE SOUTH 1677.42 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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): 16-30-315-032-0000

Address(es) of Real Estate: 2948 S WINSCONSIN AVENUE, BERWYN, Illinois 60402

Dated this 14th day of July, 2022.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC 888.06 AS A REAL ESTATE
TRANSACTION
DATE 8-19-22 TELLER GL

Edward Espinoza
EDWARD ESPINOZA


Ana M Espinoza
ANA M ESPINOZA

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

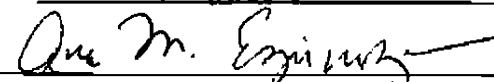
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT EDWARD ESPINOZA and ANA M ESPINOZA, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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
2948 S WISCONSIN AVENUE
BERWYN, Illinois 60402

Name & Address of Taxpayer:
EDWARD & ANA M ESPINOZA,
ANA ELISA ESPINOZA, &
MARA REBECA ESPINOZA
2948 S WISCONSIN AVENUE
BERWYN, Illinois 60402

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 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 *Edward 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 *Olivia M. 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.]