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Doc#: 2225719146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 03:39 PM Pg: 1 of 5
Dec ID 20220901637886

After Recording Return to:

HBI Title Services, Inc.
7 Easton Oval
Dept. EA5E301
Columbus, OH 43219

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar Id No. 6280331

Mail Tax Statements To:

Felix Salgado & Blanca Salgado
1628 South 47th Court
Cicero, IL 60804

Tax Parcel Id Number:

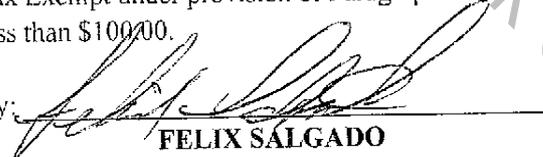
16-22-300-033-0000

Order Number:

R22-184848-D

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100,000.

By: 

FELIX SALGADO

Dated: 8-25-22

Dated this 25 day of August, 2022, WITNESSETH, that **JUAN M. HERNANDEZ and FELIX SALGADO**, whose address is 1628 South 47th Court, Cicero, IL 60804, who acquired title as a married couple, hereinafter referred to as "GRANTOR", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, assign, remiss, release, convey and confirm unto **FELIX SALGADO and BIANCA SALGADO, a married couple**, whose address is 1628 South 47th Court, Cicero, IL 60804, hereinafter referred to as "GRANTEE", whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 1628 South 47th Court, Cicero, IL 60804, and legally described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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



PCLR22-184848-DDQTC01010104



Town of Cicero

Address: 1628 S 47TH CT
Date: 09/13/2022
Stamp #: 2022-9062
By: imurray1

Real Estate Transfer Tax
\$50.00
Payment Type: Credit
Compliance #:
Exempt

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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

GRANTOR 1 of 2:


JUAN M. HERNANDEZ

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, ISMAIL SULO, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **JUAN M. HERNANDEZ**, whose identity was proven through identification shown 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 he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 25 day of August, 2022.




Notary Public
My commission expires 12/1/2024

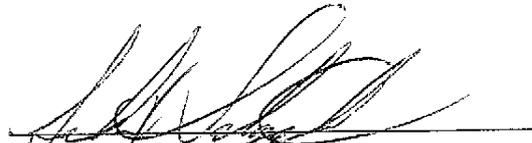


PCLR22-184848-DDQTC01010204

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

GRANTOR 2 of 2:



FELIX SALGADO

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, ISMAIL SULO, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **FELIX SALGADO**, whose identity was proven through identification shown 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 he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 29 day of August, 2022.



Ismail Sullo
Notary Public
My commission expires 12/1/2024



PCLR22-184848-DDQTC01010304

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in Cook County, Illinois, to wit:

The North 7 feet of Lot 114 and Lot 115 (except the North 3 feet thereof) in T.P. Phillip's Subdivision of the Northwest 1/4 of the Southwest 1/4 (except the East 33 feet thereof) of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tax identification no.: 16-22-300-033-0000

Property Address: 1628 South 47th Court, Cicero, IL 60804

Property of Cook County Clerk's Office



PCLR22-184848-DDQTC01010404

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

Dated 08/25/2022 Signature: *Juan M Hernandez*
Grantor or Agent

Subscribed and sworn to before me by the
said JUAN M. HERNANDEZ, FELIX SALGADO
this 25 day of August
2022.

Ismail Sulo
Notary Public



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 08/25/2022 Signature: *Bianca Salgado*
Grantee or Agent

Subscribed and sworn to before me by the
said FELIX SALGADO, BIANCA SALGADO
this 25 day of August
2022.

Ismail Sulo
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.]