

# UNOFFICIAL COPY

Doc#: 2301940193 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/19/2023 01:54 PM Pg: 1 of 8

Dec ID 20220901649566

Commitment Number: 100844245  
Seller's Loan Number: 8200648707

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:  
National Link  
1000 Commerce Drive  
Suite 300  
Pittsburgh, PA 15275

Mail Tax Statements To: **DIANA RODARTE and DAVID REYES: 3248 WESLEY AVE., BERWYN, IL 60402**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
16-31-216-023**

## QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

**DIANA RODARTE, DAVID REYES and HECTOR RODARTE**, whose mailing address is **3248 WESLEY AVE., BERWYN, IL 60402**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **DIANA RODARTE and DAVID REYES**, a married couple, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **3248 WESLEY AVE., BERWYN, IL 60402**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**LOTS 20 AND 21 IN BLOCK 6 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 2 OF THE BERWYN CITY  
CODE SEC. 888.06 AS A REAL ESTATE  
TRANSACTION  
DATE 01/24/23 TELLER KES

# UNOFFICIAL COPY

**BEING THE SAME PROPERTY AS CONVEYED FROM MACNEAL MANAGEMENT SERVICES, INC., AN ILLINOIS CORPORATION TO DIANA RODARTE, DAVID REYES AND HECTOR RODARTE AS DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NO. 1604018029, DATED 12/21/2015, RECORDED 02/09/2016, IN COOK COUNTY RECORDS.**

**PROPERTY ADDRESS IS: 3248 WESLEY AVE., BERWYN, IL 60402**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

# UNOFFICIAL COPY

Executed by the undersigned on October 6, 2022:

*D. Rodarte*  
DIANA RODARTE

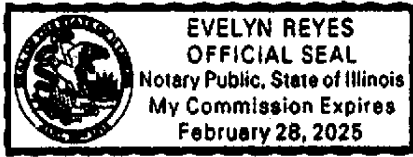
*David Reyes*  
DAVID REYES

SEE ATTACHED DOCUMENT

HECTOR RODARTE

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on October 6, 2022 by **DIANA RODARTE, DAVID REYES** and ~~HECTOR RODARTE~~, who are personally known to me or have produced JL Reyes License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



*Evelyn Reyes*  
Notary Public  
Evelyn Reyes

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

Executed by the undersigned on October 10, 2022:

SEE ATTACHED DOCUMENT

SEE ATTACHED DOCUMENT

\_\_\_\_\_  
DIANA RODARTE

\_\_\_\_\_  
DAVID REYES

[Signature]

\_\_\_\_\_  
HECTOR RODARTE

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on October 10, 2022 by ~~DIANA RODARTE, DAVID REYES~~ and HECTOR RODARTE, who are personally known to me or have produced Illinois Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]

Notary Public  
Evelyn Reyes



Property of Cook County Clerk's Office

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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 10/06/2022

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

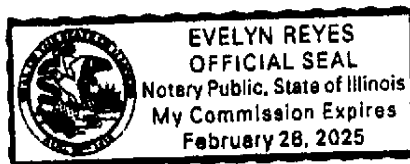
# UNOFFICIAL COPY

## 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 or 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 October 6, 2022

*David Reyes*  
Signature of Grantor or Agent



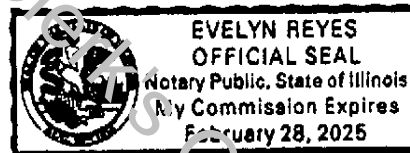
Subscribed and sworn to before  
Me by the said David Reyes  
this 6 day of October,  
2022.

NOTARY PUBLIC *Evelyn Reyes*

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 October 6, 2022

*David Reyes*  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said David Reyes  
This 6 day of October,  
2022.

NOTARY PUBLIC *Evelyn Reyes*

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.)

# UNOFFICIAL COPY

Robert J. Lovero  
Mayor



Collections and Licensing

6700 west 26<sup>th</sup> Street Berwyn, Illinois 60402-0701  
Telephone: (708) 788-2660 Fax: (708) 749-8910  
www.berwyn-il.gov

### ATTORNEY'S CERTIFICATION AS TO TRANSFER PRICE OF REAL PROPERTY BEING TRANSFERRED

I, hereby, certify to the City of Berwyn, County of Cook, State of Illinois, for purposes of determining the consideration subject to the Berwyn Real Property Transfer Tax Ordinance, for the transfer of title or beneficial interest in real estate property located at:

3248 WESLEY AVE Berwyn, Illinois 60402,

and that the total "transfer price" as defined in Section 888.01 (g) is

\$ 0.00

Name of Person(s) being removed from title:

HECTOR RODARTE

Name of Person(s) being added to title:

N/A

Attorney's Name: Sarah Cordell

Attorney's current Illinois Registration Number: 6305565

Attorney's signature or person authorized to sign on Attorney's behalf:

Sarah Cordell

9/26/2022

Attorney's Signature

Date

### (BERWYN CODIFIED ORDINANCES SECTION 888.01(g))

"Transfer Price" means the consideration furnished for the transfer of title to, or beneficial interest in, real property, valued in money, whether paid money or otherwise, including cash, credits and property, determined without any deduction for mortgages, liens or encumbrances, and specifically including the amount of any indebtedness or obligation cancelled or discharged in connection with the transfer. In the case where the controlling interest in a real estate entity is transferred, and the real estate entity holds assets in addition to title to, or beneficial interest in, real property located in the City, the term "transfer Price" means only that portion of the consideration attributable to the transfer of such real property or such beneficial interest.

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## CITY OF BERWYN REAL ESTATE TRANSFER TAX

Check One:  DECLARATION  EXEMPTION

Check One:  ASSIGNMENT OF BENEFICIAL INTEREST OF LAND TRUST  DEED

<b>RECORDER OR REGISTRAR'S DEED NO.</b> _____  <b>DATE RECORDED</b> _____ <i>(For Recorder's Use Only)</i>
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### INSTRUCTIONS:

- This form and the original deed must be filled out completely, and this form signed by at least one of the grantors (buyer) and/or one of the grantors (seller), and presented to the Office of the City Collector, 6700 West 26th Street, Berwyn, Illinois, at the time of purchase of real estate transfer stamps as required by the City of Berwyn Real Estate Tax Ordinance. The deed will not be recorded unless the stamps are affixed to the deed and this form attached, or affixed to the assignment of beneficial interest of any land trust at time of filing with the trustee. Copy of Land Trust Agreement must be submitted.
- The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- In cases involving an intermediary buyer, nominee or "straw man," one declaration form must be prepared for each deed that it is to be recorded. Some of these transactions is usually exempt under Section 888.06 of the Ordinance.)
- A signed copy of the Real Estate Tax Declaration Form must be delivered to the Office of the City Collector, pursuant to Section 888.09 of the Berwyn Ordinances, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest, or at the time of the payment of the tax, whichever occurs first.
- Prior to the issuance of revenue transfer stamps, the person applying for the stamps must show evidence to the City Collector that all of the requirements and provisions of Chapter 1442 (CERTIFICATE OF COMPLIANCE) have been fully complied with.
- Prior to the issuance of revenue transfer stamps, the Department of Water and Sewer must certify that DELINQUENT WATER, GARBAGE, AND SEWER charges are paid in full. CERTIFIED BY: \_\_\_\_\_
- For additional information, please call the City Collector's Office at 788-2660, Monday thru Friday, 9:00 A.M. to 5:00 P.M.

Address of Property 3248 WESLEY AVE., BERWYN, IL 60402 Zip Code

Permanent Property Index No. 16-31-216-023

Date of Deed or Assignment 10/6/22

Type of Deed Quitclaim Deed

Full Actual Consideration (include amount of mortgage and value of liabilities assumed) ... <u>\$ 0.00</u> Amount of Fee (\$10.00 per \$1,000 or fraction thereof of full actual consideration) ..... <u>\$ 0.00</u> Personal checks must be certified.
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Note: The City of Berwyn Real Property Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 888.06 of the Berwyn Ordinances which are printed on the reverse side. A processing fee of five hundred dollars (\$500.00) shall be paid to the City Collector before any document relating to a foreclosure or a sheriff's deed shall be recorded, and a processing fee of one hundred dollars (\$100.00) shall be paid to the City Collector before any other type of document is recorded or stamped.

I hereby declare that this transaction is exempt from taxation under the City of Berwyn Real Property Transfer Tax Ordinance by paragraph(s) D of Section 888.06 of said ordinance.

Details for exemption claimed: (explain) Removing individual from title for \$0.00

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print)  
 (Seller) DIANA RODARTE, DAVID REYES 3248 WESLEY AVE., BERWYN, IL 60402  
 and HECTOR RODARTE 3248 WESLEY AVE., BERWYN, IL 60402  
 Signature [Signature] [Signature] Date Signed 10/24/2022  
 Seller or Agent

Grantee: (Please Print)  
 (Buyer) DIANA RODARTE and DAVID REYES 3248 WESLEY AVE., BERWYN, IL 60402  
 Signature [Signature] [Signature] Date Signed 10-6-22  
 Buyer or Agent

THIS TRANSACTION IS EXEMPT UNDER  
 PARAGRAPH D OF THE BERWYN  
 CODE SEC. 888.06 AS A REAL  
 ESTATE TRANSFER TAX  
 DATE 10/24/22 TELLER KE

3100.00  
 62 Zip Code  
 2022-00067151  
 Chicago Office  
 10/24/2022 9:38:35 AM  
 Real Estate Transfer Taxes  
 Real Estate Transfer Taxes