

# UNOFFICIAL COPY

Doc#: 2302033167 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2023 11:08 AM Pg: 1 of 3

Dec ID 20230101632758

City Stamp 1-196-518-224

**Prepared By:**

LARRY A. WHITNEY, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
2805 CROW VALLEY TRAIL  
PLANO, TX 75023

**Recording Requested By/Return to:**

SPRUCE  
6100 TENNYSON PARKWAY  
PLANO, TX 75024

FOR RECORDER'S USE ONLY

## WARRANTY DEED


THIS DEED, Executed this 14TH day of APRIL, 2021, by first party **JUAN SORIA, ALSO KNOWN AS JUAN MANUEL SORIA, A MARRIED PERSON**, to second party, **JUAN SORIA AND CATHIA SORIA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, of 3537 W 64TH PL, CHICAGO, IL 60629.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby conveys and warrants unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

**THE EAST 24 FEET OF LOT 61 IN BLOCK 5 IN JOHN F. EBERHART'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

APN: 19-23-212-047-0000

PROPERTY ADDRESS: 3537 W 64TH PL, CHICAGO, IL 60629

| REAL ESTATE TRANSFER TAX   | 18-Jan-2023 |
|--|-------------|
|  CHICAGO: | 0.00        |
| CTA:   | 0.00        |
| TOTAL:   | 0.00 *      |

19-23-212-047-0000 | 20230101632758 | 1-196-518-224

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

# UNOFFICIAL COPY

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X *JMS* (Signature of buyer, seller, or representative) 04-14-2022 (Date)

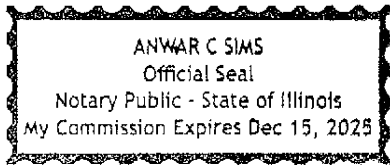
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

*JMS*  
JUAN SORIA, A/K/A JUAN MANUEL SORIA

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JUAN SORIA, A/K/A JUAN MANUEL SORIA, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, April 14th, 2022.

(seal)



*Anwar C Sims*  
Notary Public  
My Commission Expires: 12/15/25

Send Tax Bills to:  
JUAN SORIA AND CATHIA SORIA  
3537 W 64TH PL  
CHICAGO, IL 60629

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: January 5th, 2023

SIGNATURE: Juan Soria AKA J M S  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

 The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Anwar C. Sims

By the said (Name of Grantor): Juan Soria AKA Juan Manuel Soria

AFFIX NOTARY STAMP BELOW

On this date of: January 5th, 2023

NOTARY SIGNATURE: Anwar C. Sims



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: January 5th, 2023

SIGNATURE: Cathia Soria  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

 The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

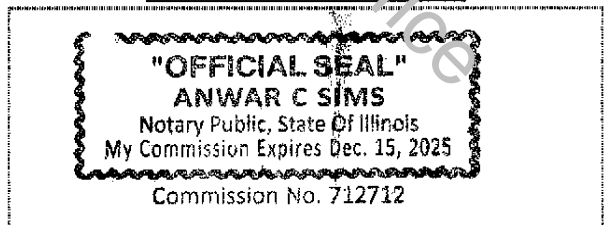
Anwar C. Sims

By the said (Name of Grantee): Cathia Soria

AFFIX NOTARY STAMP BELOW

On this date of: January 5th, 2023

NOTARY SIGNATURE: Anwar C. Sims



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**