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Prepared by:

Oath Law
3100 West Ray Road Suite 201
Chandler, Arizona 85226

Doc#: 2306640158 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/07/2023 01:43 PM Pg: 1 of 4

Dec ID 20230201649281

Return to:

Oath Law
3100 West Ray Road Suite 201
Chandler, Arizona 85226

WARRANTY DEED

Under 765 ILCS 5/9

On this 14th day of November, in the year 2022, the grantor,
Federico Gutierrez and Amparo Gutierrez, husband and wife

for and in consideration of \$10.00

does hereby CONVEY and WARRANT unto the grantee,
Federico Gutierrez and Amparo Gutierrez, Trustees of the Federico Gutierrez and Amparo Gutierrez Living
Trust dated November 14, 2022, and any amendments thereto

the following real property located in the County of Cook, State of Illinois, legally
described as follows:

Legal description attached hereto and made a part hereof as Exhibit "A"

Commonly known as: 8932 W. 140th Street, Unit 1B, Orland Park, IL 60462

Permanent real estate index number: 27-03-400-054-1002

Source of title:

Doc# 1230726191

THIS CONVEYANCE is made subject to:

NONE

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The grantor hereby RELEASES and WAIVES all rights under and by the Homestead Exemption Laws of the State of Illinois

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

Federico Gutierrez
 Signature
Federico Gutierrez
 Print Name
Grantor
 Capacity

Amparo Gutierrez
 Signature
Amparo Gutierrez
 Print Name
Grantor
 Capacity

 Signature

 Print Name

 Capacity

 Signature

 Print Name

 Capacity

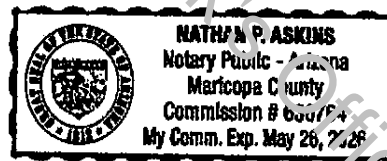
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF ARIZONA)
) ss.
 COUNTY OF MARICOPA)

I the undersigned, Notary Public _____, certify that
Federico Gutierrez and Amparo Gutierrez, husband and wife

personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed and delivered the instrument as _____ free and voluntary act, for the uses and purposes therein set forth.

Nathan P. Askins
 Signature
NATHAN P. ASKINS
 Print Name
NOTARY
 Title
 My commission expires: 5/26/2026



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Exhibit A

UNIT 8932-1B AND UNIT 46 IN THE EVERGREENS OF ORLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF ALL OR PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 161 IN CLEARVIEW ESTATES UNIT 2, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THRID PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE THEREOF 857.74 FEET EAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTH LINE THEREOF 857.90 FEET EAST OF THE NORTHWEST CORNER THEREOF, SAID LINE BEING THE WEST LINE OF CONCORD CONDOMINIUM IX RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NO. 26013652, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95-892800, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMOM ELEMENTS.

Property of Cook County Clerk's Office

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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: 2 | 8 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

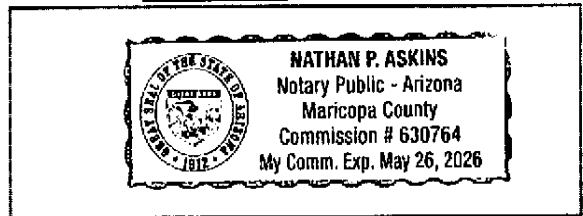
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Federico Gutierrez and Amparo Gutierrez

On this date of: 2 | 8 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 2 | 8 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

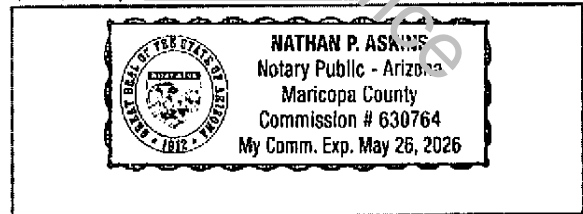
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee) Federico Gutierrez and Amparo Gutierrez, Trustees of the Federico Gutierrez and Amparo Gutierrez Living Trust dated November 14, 2022, and any amendments thereto. **AFFIX NOTARY STAMP BELOW**

On this date of: 2 | 8 | 2023

NOTARY SIGNATURE: [Signature]



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)**)