

UNOFFICIAL COPY

After Recording Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Francisco P. Patino and
Vanessa Rodriguez-Patino
3539 N Kostner Avenue
Chicago, IL 60641-3808

Tax Parcel ID Number:

13-22-400-012-0000

Order Number:

67497546
5875375



Doc# 2307534005 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/16/2023 10:04 AM PG: 1 OF 5

QUITCLAIM DEED
RECORDED 15C

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Francisco P. Patino, date 6/27/2020
FRANCISCO P. PATINO

Dated this 27 day of June, 2020. WITNESSETH, that, **FRANCISCO P. PATINO**, a married man, and **EDGAR PATINO**, an unmarried man, whose address is 3539 N Kostner Avenue, Chicago, IL 60641-3808, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **FRANCISCO P. PATINO and VANESSA RODRIGUEZ-PATINO**, husband and wife, whose address is 3539 N Kostner Avenue, Chicago, IL 60641-3808, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 3539 N Kostner Avenue, Chicago, IL 60641-3808, and legally described as follows, to wit:

The following described property:

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

Assessor's Parcel Number: 13-22-400-012-0000

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

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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):

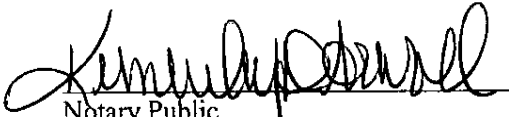

FRANCISCO P. PATINO

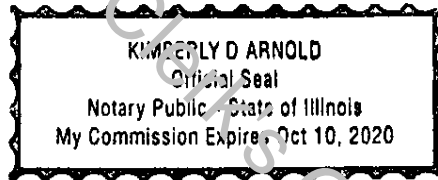
STATE OF Illinois)
COUNTY OF Cook)

ss.


Kimberly D Arnold, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **FRANCISCO P. PATINO**, 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 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 official seal this 27 day of June 20 20


Notary Public
My Commission Expires: 10-10-2020





61799957
When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

REAL ESTATE TRANSFER TAX		16-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-22-400-012-0000 | 20230301671116 | 0-915-976-400

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

REAL ESTATE TRANSFER TAX		16-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

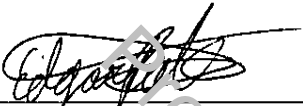
13-22-400-012-0000 | 20230301671116 | 0-894-382-288

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Attached to and becoming a part of Deed between FRANCISCO P. PATINO, a married man, and EDGAR PATINO, an unmarried man, as Grantor(s), and FRANCISCO P. PATINO and VANESSA RODRIGUEZ-PATINO, husband and wife, as Grantee(s).

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

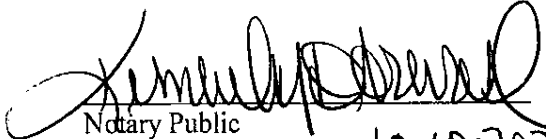
GRANTOR (2 of 2):

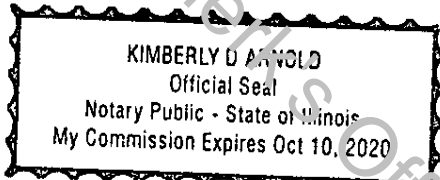

_____)
EDGAR PATINO)

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Kimberly D Arnold, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **EDGAR PATINO**, 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 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 official seal this 27 day of June 2020.


Notary Public
My Commission Expires: 10-10-2020



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EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 14 IN BLOCK 2 IN MILWAUKEE AVENUE LAND ASSOCIATION SUBDIVISION NUMBER 1, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, LYING SOUTH WEST OF MILWAUKEE AVENUE IN COOK COUNTY, ILLINOIS.

Property Address: 539 N Kostner Avenue, Chicago, IL 60641-3808

Assessor's Parcel No.: 13-22-400-012-0000



U07573993

1632 12/28/2020 81799957/1

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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: 6 | 27 | 20

SIGNATURE: *Francisco P. Patino*
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:

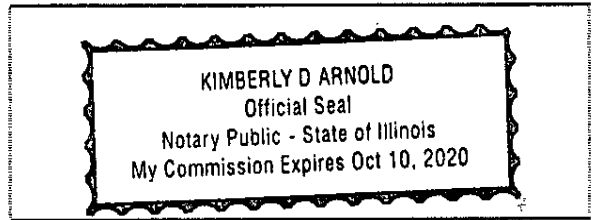
Kimberly D Arnold

By the said (Name of Grantor): FRANCISCO P. PATINO

On this date of: 6 | 27 | 2020

NOTARY SIGNATURE: *Kimberly D Arnold*

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: 6 | 27 | 2020

SIGNATURE: *Francisco P. Patino*
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:

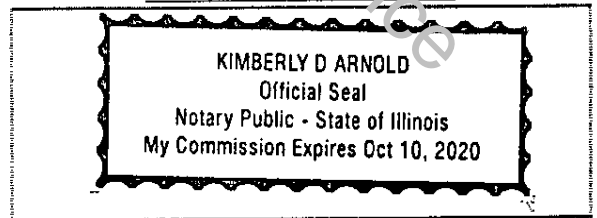
Kimberly D Arnold

By the said (Name of Grantee): FRANCISCO P. PATINO

On this date of: 6 | 27 | 2020

NOTARY SIGNATURE: *Kimberly D Arnold*

AFFIX NOTARY STAMP BELOW



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)**)