

# UNOFFICIAL COPY

Doc#: 2308210083 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2023 11:15 AM Pg: 1 of 7

Dec ID 20230301679723

**AFTER RECORDING RETURN TO:**

Vylla Title, LLC  
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110  
Plano, TX 75024  
File No. 101-10361068

**MAIL TAX STATEMENTS TO:**

**Francisco Quintana and Carol Marie Jacobson**  
8536 Washington Avenue  
Brookfield, IL 60513

**Name & Address of Preparer:**

Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 15-35-103-033-0000

## QUIT CLAIM DEED

THIS DEED made and entered into on this 1 day of December, 2021, by and between **Francisco Quintana, a married man, joined in execution by his spouse, Carol Marie Jacobson**, a mailing address of 8536 Washington Avenue, Brookfield, IL 60513, hereinafter referred to as Grantor(s) and **Francisco Quintana and Carol Marie Jacobson, husband and wife, as joint tenants with the right of survivorship**, a mailing address of 8536 Washington Avenue, Brookfield, IL 60513, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 8536 Washington Avenue, Brookfield, IL 60513

Prior instrument reference: Document Number: 0805357012, Recorded: 02/22/2008

"Exempt under provisions of Paragraph E"  
Section 31-45; Real Estate Transfer Tax Act

12/1/2021  
Date

Robert Anderson  
Signature of Buyer, Seller or Representative

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 1 day of December, 2021.

Francisco Quintana  
Francisco Quintana

Carol Marie Jacobson  
Carol Marie Jacobson

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County in the State aforesaid, DO HEREBY CERTIFY THAT Francisco Quintana and Carol Marie Jacobson is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1 day of December, 2021.

Julie Lavallee  
Notary Public  
My commission expires: MAY 30, 2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

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## EXHIBIT A LEGAL DESCRIPTION

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

The East 70 feet of the West 193 feet of Lot 10 in Block 2 in 2nd Addition to Hollywood, a subdivision of that part of the Northwest 1/4 of Section 35, Township 39 North, Range 12, East of the Third Principal Meridian, lying South of the Suburban Electric Railroad, in Cook County, Illinois.

BEING the same which Robert Ksiazek, successor trustee of the James Ksiazek Trust dated 09/23/04 by Deed dated February 15, 2008 and recorded February 22, 2008 in the County of Cook, State of Illinois in 0805357012 conveyed unto Francisco Quintana.

Parcel ID Number: 15-35-103-033-0000

Property commonly known as: 8536 Washington Avenue, Brookfield, IL 60513

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated 1 December, 20 21.

Signature: *Francisco Quintana*  
Grantor, or Agent

Subscribed and sworn to before me by the said Francisco Quintana this 1 day of December, 20 21.

*Julie Lavallie*  
Notary Public  
My commission expires: MAY 30, 2023



The Grantee or her/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 title to real estate under the laws of the State of Illinois.

Dated 1 December, 20 21.

Signature: *Francisco Quintana* *Carol M. Jacobsen*  
Grantee, or Agent

Subscribed and sworn to before me by the said Francisco Quintana and Carol M. Jacobsen this 1 day of December, 20 21.

*Julie Lavallie*  
Notary Public  
My commission expires: MAY 30, 2023



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.)

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COOK COUNTY



## REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor or transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Recorder's Valuation \_\_\_\_\_

### PROPERTY IDENTIFICATION:

Address of Property 8536 WASHINGTON AVENUE BROOKFIELD 60513  
 Street or Rural Route City Zip Code

Permanent Real Estate Index No. \_\_\_\_\_ Township \_\_\_\_\_

Date of Deed \_\_\_\_\_ Type of Deed \_\_\_\_\_

### TYPE OF PROPERTY:

- Single Family
- Condo, co-op
- 4 or more units (residential)
- Mixed use (commer. & resid.)
- Commercial
- Industrial
- Vacant Land
- Other (attach description)

### INTEREST TRANSFERRED:

- Fee title
- Beneficial interest in a land trust
- Lessee interest in a ground lease
- Controlling interest in real estate entity (ord. Sec 2)
- Other (attach description)

### LEGAL DESCRIPTION:

Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Range \_\_\_\_\_  
 (use additional sheet, if necessary)

### COMPUTATION OF TAX:

Full actual consideration \$ \_\_\_\_\_  
 Less amount of personal property included in purchase \$ \_\_\_\_\_  
 Net consideration for real estate \$ \_\_\_\_\_  
 Less amount of mortgage to which property remains subject \$ \_\_\_\_\_  
 Net taxable consideration \_\_\_\_\_  
 Amount of tax stamps (\$ .25 per \$500 or part thereof) \$ \_\_\_\_\_

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

Francisco Quintana 8536 Washington Brookfield IL 60513  
 Name and Address of Seller (Please Print) Street or Rural Route City Zip Code

Signature: Francisco Quintana  
 Seller or Agent

Francisco Quintana and Carol Marie Jacobson 8536 Washington Brookfield IL 60513  
 Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code

Signature: Carol Marie Jacobson  
 Buyer or Agent

Use space below for tax mailing address, if different from above

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## EXEMPT TRANSFERS

(Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law; (Copy of IRS granting tax exempt status must be attached)
- C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;  
Provided bankruptcy court docket number: \_\_\_\_\_;
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

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# Village of Brookfield

# Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with  
Village of Brookfield Ordinance #2021-53


Property Address: 8536 WASHINGTON AVE

Name of Seller: FRANCISCO QUINTANA JR

Date of Issuance: 03/17/2023

Amount Paid: \$0.00

Certificate is valid for 30 days from date of issuance



Douglas E Cooper, Finance Director