

# UNOFFICIAL COPY



Doc# 2310355028 Fee \$93.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 04/13/2023 03:54 PM PG: 1 OF 6

## REAL ESTATE TRANSFER TAX

11-Apr-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

06-05-300-027-0000

|20230301086461 | 0-040-985-808

File Number: 70533464

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording Return To: AMROCK LLC  
662 Woodward Ave.  
Detroit, MI 48226

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

Rec 1st  
82302039

Mail Tax Statements To: Joel E. Rivera, Mary Ann Rivera, Kalley J. Rivera and Kollynn Rivera: 5953 Mackinac Ln., Hoffman Estates, IL 60192-4632

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
06-05-300-027-0000

## QUITCLAIM DEED

70533464-7357026

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

Joel E. Rivera and Mary Ann Rivera, husband and wife, and Kalley J. Rivera, a single woman, as joint tenants, whose mailing address is 5953 Mackinac Ln., Hoffman Estates, IL 60192-4632, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Joel E. Rivera and Mary Ann Rivera, husband and wife, Kalley J. Rivera, a single woman and Kollynn Rivera, a single woman, all as joint tenants, hereinafter grantees, whose tax mailing address is 5953 Mackinac Ln., Hoffman Estates, IL 60192-4632,



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with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Tax Id Number(s): 06-05-300-027-0000**

**Land situated in the County of Cook in the State of IL**

**LOT 43 IN BEACON POINTE, BEING A RESUBDIVISION, IN PART OF SECTIONS, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, OF LOT 1 IN LAUFENBURGER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2006 AS DOCUMENT 0635216075, IN COOK COUNTY, ILLINOIS.**

**Commonly known as: 5953 Mackinac Ln, Hoffman Estates, IL 60192-4632**

**Prior instrument reference: 1818429072**

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.



RPA

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Executed by the undersigned on June 18, 2021:

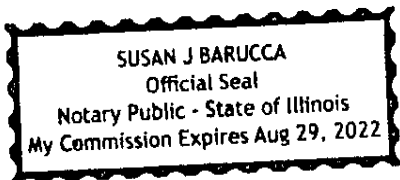
Joel E. Rivera  
Joel E. Rivera

Mary Ann Rivera  
Mary Ann Rivera

Kalley J. Rivera  
Kalley J. Rivera

STATE OF Illinois  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on June 18, 2021 by **Joel E. Rivera, Mary Ann Rivera and Kalley J. Rivera** who are personally known to me or have produced IL Drivers licenses 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.



Susan J. Barucca  
Notary Public



RPA

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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: 8/29/22

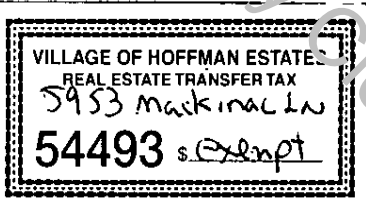
*Allegra Bellch*

Buyer, Seller or Representative



+U08180027+

1632 8/22/2022 82302039/2



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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: 08 | 29 | 2022

SIGNATURE: *Chika Newbaker*  
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:

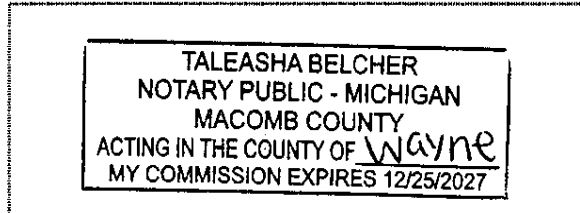
*Taleasha Belcher*

By the said (Name of Grantor): \_\_\_\_\_

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 29 | 2022

NOTARY SIGNATURE: *Taleasha Belcher*



### 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: 08 | 29 | 2022

SIGNATURE: *Chika Newbaker*  
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:

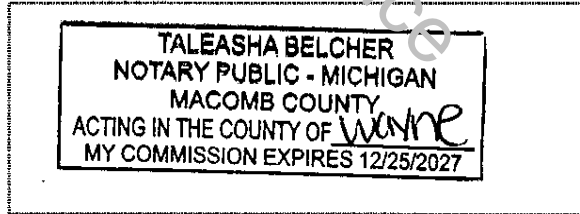
*Taleasha Belcher*

By the said (Name of Grantee): \_\_\_\_\_

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 29 | 2022

NOTARY SIGNATURE: *Taleasha Belcher*



### 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)

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## STATEMENT BY GRANTOR AND GRANTEE

Grantor: Joel E. Rivera, ~~Anna~~<sup>Mary Ann</sup> Rivera, and Kelley J. Rivera

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 1/26, 2023

[Signature]  
Signature of Grantor or Agent

**Audrey Feliciano**  
Notary Public, State of Michigan County of Oakland  
County of Oakland  
My Commission Expires Dec. 1, 2025  
Acting in the County of Way

Subscribed and sworn to before  
Me by the said Chad Good - Agent  
this 26 day of Jan,  
2023.

NOTARY PUBLIC [Signature]  
Audrey Feliciano

Grantee: Same as Grantor, and Kelley Rivera

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 1/26, 2023

[Signature]  
Signature of Grantee or Agent

**Audrey Feliciano**  
Notary Public, State of Michigan County of Oakland  
County of Oakland  
My Commission Expires Dec. 1, 2025  
Acting in the County of Wayne

Subscribed and sworn to before  
Me by the said Chad Good - Agent  
This 26 day of Jan,  
2023.

NOTARY PUBLIC [Signature]  
Audrey Feliciano

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.)

