



Doc# 2319257016 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/11/2023 02:47 PM PG: 1 OF 4

Prepared By:

Rhys J. Williams, Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800, St. Louis, MO 63105

Mail Tax Statement to: Ashley M. Merced and Felix Davila
1924 Clarence Avenue, Berwyn, IL 60402

Return to: Ashley M. Merced and Felix Davila
1924 Clarence Avenue, Berwyn, IL 60402

Permanent Real Estate Index Number: 16-19-418-023-0000

QUITCLAIM DEED

ASHLEY M. MERCED, now married and joined by spouse FELIX DAVILA, whose mailing address is 1924 Clarence Avenue, Berwyn, IL 60402 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00) and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto ASHLEY M. MERCED and FELIX DAVILA, wife and husband, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 1924 Clarence Avenue, Berwyn, IL 60402, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 318 (Except the North 22 feet thereof) and the Lot 319 (Except the South 5-1/2 feet thereof) in Berwyn Manor, A subdivision of the South 1271.3 feet of the Southeast 1/4 of section 19, township 39 north, range 13, east of the third principal meridian, in Cook County, Illinois.

Being the same property conveyed unto Ashley M. Merced, a single woman, by deed recorded 11/14/2022 Document Number 2231855190, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 1924 Clarence Avenue, Berwyn, IL 60402

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

REAL ESTATE TRANSFER TAX		11-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-19-418-023-0000 | 20230701669370 | 1-738-030-800

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH D OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION
DATE 7/11/23 TELLER EL


UNOFFICIAL COPY

This document is provided to the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date:

Signature of Grantor:


ASHLEY M. MERCED


FELIX DAVILA

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 21st day of June, 2023.

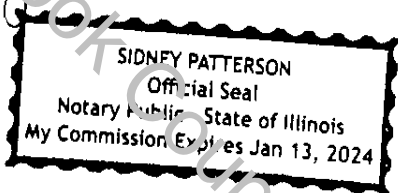
Ashley M. Merced (Seal)
ASHLEY M. MERCED

STATE OF ILLINOIS }
COUNTY OF } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ASHLEY M. MERCED, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 21st of June, 2023.

Sidney Patterson
Notary Public
My Commission expires:



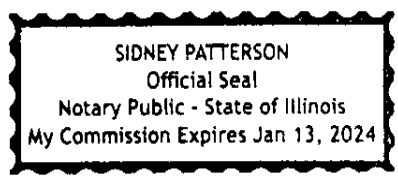
Felix Davila (Seal)
FELIX DAVILA

STATE OF ILLINOIS }
COUNTY OF } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, FELIX DAVILA, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of June 21st, 2023.

Sidney Patterson
Notary Public
My Commission expires:



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: 6 | 21 | 20 23

SIGNATURE: *Ashley Merced*
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:

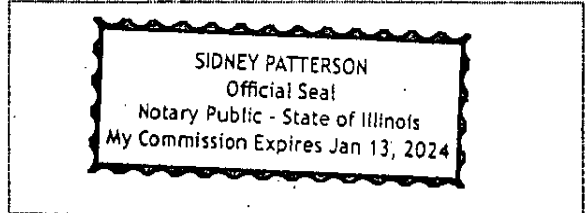
Sidney Patterson

By the said (Name of Grantor): *Ashley Merced*

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 21 | 20 23

NOTARY SIGNATURE: *Sidney Patterson*



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 | 21 | 20 23

SIGNATURE: *Felix Davila*
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:

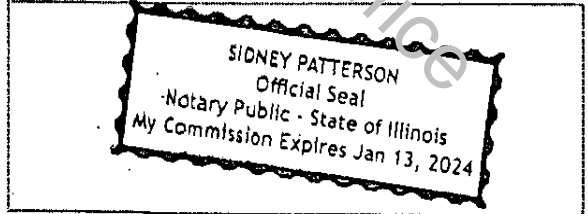
Sidney Patterson

By the said (Name of Grantee): *Felix Davila*

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 21 | 20 23

NOTARY SIGNATURE: *Sidney Patterson*



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)**)