

UNOFFICIAL COPY

Doc#: 2323713112 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2023 10:25 AM Pg: 1 of 4

QUITCLAIM DEED 2302782 IL

Dec ID 20230801607335
ST/CO Stamp 0-891-950-544

GRANTOR, JUAN RODRIGUEZ, an unmarried man, and LUISA SALGADO, an unmarried woman, who incorrectly took title as JUAN RODRIGUEZ and LUISA MORENO, husband and wife (herein, "Grantor"), whose address is 268 East Lyndale Avenue, North Lake, IL 60164, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, JUAN RODRIGUEZ, an unmarried man, and LUISA SALGADO, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 268 East Lyndale Avenue, North Lake, IL 60164, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 268 East Lyndale Avenue, North Lake, IL 60164

Permanent Index Number: 12-32-123-037-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 18th day of August, 2023.

When recorded return to:
MEAGHAN WALSH
RAVENSWOOD TITLE COMPANY,
LLC
1 SOUTH WACKER DR.
24TH FLOOR
CHICAGO, IL 60606

Send subsequent tax bills to:
JUAN RODRIGUEZ
LUISA SALGADO
268 EAST LYNDALE AVENUE
NORTH LAKE, IL 60164

This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

UNOFFICIAL COPY

GRANTOR

Juan Rodriguez
JUAN RODRIGUEZ

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 8/18/2023, by JUAN RODRIGUEZ.

[Affix Notary Seal] Notary Signature: Maria E. Guerrero
Printed name: Maria E. Guerrero
My commission expires: 5/28/2026



GRANTOR

Luisa Salgado
LUISA SALGADO, who incorrectly took title as LUISA MORENO

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 8/18/2023, by LUISA SALGADO, who incorrectly took title as LUISA MORENO.

[Affix Notary Seal] Notary Signature: Maria E. Guerrero
Printed name: Maria E. Guerrero
My commission expires: 5/28/2026



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Luisa Salgado
Signature of Buyer/Seller/Representative

8/18/2023
Date

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

LOT 21 IN BLOCK 6 IN MIDLAND DEVELOPMENT COMPANY'S NORTH LAKE VILLAGE UNIT NO. 11, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 14784716, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

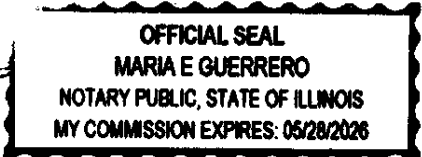
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 8/18/2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 18 day of August, 2023.

Notary Public [Handwritten Signature]



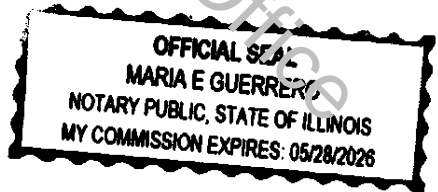
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 8/18/2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 18 day of August, 2023.

Notary Public [Handwritten Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)