

# UNOFFICIAL COPY

Doc#: 2325813562 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2023 01:47 PM Pg: 1 of 9

Dec ID 20230701678530

File No: 30370051  
Grantor's Loan No. 0811348286

Prepared by: Sarah Cordell, Esc., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N  
Clark Street #173, Chicago, IL 60640, (866) 363-3337.

After Recording, Send to:  
ServiceLink, LLC  
1355 Cherrington Parkway  
Moon Township, PA 15108

**TRANSFER STAMP**  
Certification of Compliance

*Village of Westchester, Illinois*

9/14/2023 CB

Mail Tax Statements To: **Andrea A. Lopez: 1224 Boeger Ave., Westchester, IL 60154**

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

Parcel Number: 15-20-101-043

MY DEC# 20230701678530

## QUITCLAIM DEED

**Philip G. Rivera**, unmarried, of **320 Chippewa Lane, West Chicago, IL 60185** and **Andrea A. Lopez FKA Andrea A. Rivera**, unmarried, of **1224 Boeger Ave., Westchester, IL 60154**, a formerly married couple who are now divorced pursuant to the Marital Settlement Agreement filed in the Circuit Court of Illinois, County of Cook in Case No. 20 D 8384, ("Grantor"), for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Andrea A. Lopez**, an unmarried woman, ("Grantee"), whose tax mailing address is **1224 Boeger Ave., Westchester, IL 60154**, with quitclaim covenants, the following described real estate:

**LOT 14 IN BLOCK 2 IN MIDLAND DEVELOPMENT COMPANY'S HIGH RIDGE PARK FIRST ADDITION BEING A RESUBDIVISION OF THE EAST 117.34 FEET OF LOTS 147 TO 201 BOTH INCLUSIVE, AND ALL OF LOTS 202 TO 311 BOTH INCLUSIVE,**

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**LOTS 338 TO 395, BOTH INCLUSIVE, AND LOTS 448 TO 505, BOTH INCLUSIVE, LOTS 558 TO 615, BOTH INCLUSIVE, AND LOTS 642 TO 751, BOTH INCLUSIVE, IN WILLIAM ZELOSKY'S HIGH RIDGE PARK IN THE NORTH WEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 1224 Boeger Ave., Westchester, IL 60154**

**Prior deed recorded at Instrument No. 1022412019**


Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any 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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Cook County Clerk's Office

# UNOFFICIAL COPY

Executed by the undersigned on 7/24, 2023:

  
Philip G. Rivera

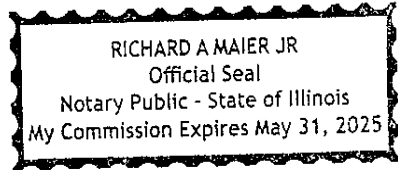
SIGNED IN COUNTERPART  
Andrea A. Lopez wata Andrea  
A. Rivera

STATE OF Illinois  
COUNTY OF W Page

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Philip G. Rivera** and ~~Andrea A. Lopez wata Andrea A. Rivera~~<sup>AM</sup>, personally known to me, or has produced Driver's license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that ~~he~~<sup>she</sup>/she/they) signed, sealed, and delivered the said instrument as ~~his~~<sup>her</sup>/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of July, 2023.

  
Notary Public



The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

# UNOFFICIAL COPY

Executed by the undersigned on August 22, 2023:

SIGNED IN COUNTERPART  
Philip G. Rivera

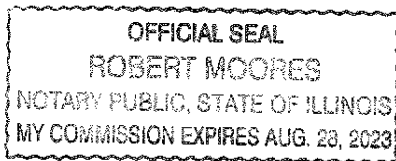
Andrea A. Lopez wata Andrea A. Rivera  
Andrea A. Lopez wata Andrea A. Rivera

STATE OF IL  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ~~Philip G. Rivera~~ and ~~Andrea A. Lopez wata Andrea A. Rivera~~, personally known to me, or has produced state Identification card, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 and Notarial Seal this 22 day of August, 2023.

Robert Moore  
Notary Public Robert Moore



The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

# UNOFFICIAL COPY

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 8/22/23

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

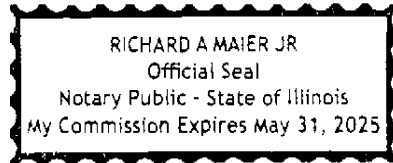
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

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 7/24, 2023

[Signature]  
Signature of Grantor or Agent



Subscribed and sworn to before  
Me by the said Philip S. Rivera  
this 24th day of JULY,  
2023.

NOTARY PUBLIC [Signature]

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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

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.)

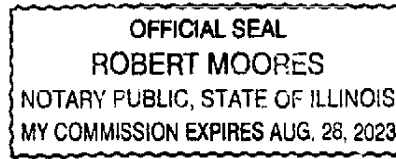
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## STATEMENT BY GRANTOR AND GRANTEE

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 August 22, 2023

Andrea Lopez  
Signature of Grantor or Agent



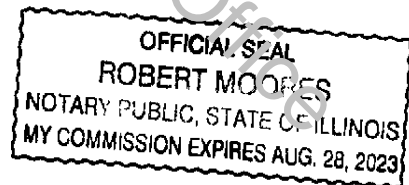
Subscribed and sworn to before  
Me by the said Andrea A Lopez  
this 22 day of August,  
2023.

NOTARY PUBLIC Robert Moores

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 (8) August 22, 2023

Andrea Lopez  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Andrea A Lopez  
This 22 day of August,  
2023.

NOTARY PUBLIC Robert Moores

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.)

# UNOFFICIAL COPY

## Plat Act Affidavit

STATE OF Illinois )  
 COUNTY OF DeWitt ) SS  
 )

DOCUMENT NUMBER \_\_\_\_\_

I, (Name) Philip G. Rivera, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 1224 Boeger Ave., Westchester, IL 60154, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 24th day of July, 2023

[Signature]  
 (Signature)

NOTARY: [Signature]  
 (seal)

