

# UNOFFICIAL COPY

Doc#. 2335413465 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2023 01:17 PM Pg: 1 of 5  
Dec ID 20231101675589

AFTER RECORDING RETURN TO:  
Title365  
345 Rouser Road  
Bldg 5, Suite 100  
Coraopolis, PA 15108  
File No. ORG-440867

NAME AND ADDRESS OF TAXPAYER:  
Rachel M. Rodriguez and Erik Rodriguez  
7725 Sholer Avenue  
Bridgeview, IL 60455

This document prepared by:  
Courtney E. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 18-25-310-017-0000

## QUITCLAIM DEED

THIS DEED made and entered into on this 8 day of December, 2023, by and between **Rachel M. Rodriguez, a married woman**, residing at 7725 Sholer Avenue, Bridgeview, IL 60455, hereinafter referred to as Grantor(s) and **Rachel M. Rodriguez and Erik Rodriguez, wife and husband, as tenants by the entirety**, residing at 7725 Sholer Avenue, Bridgeview, IL 60455, 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:

THE FOLLOWING DESCRIBED REAL PROPERTY AND PREMISES SITUATE IN COOK COUNTY, STATE OF ILLINOIS, TO-WIT:

LOT 5 IN JOSEPH T. O'ROURKES LORRAINE, BEING A SUBDIVISION OF THE NORTH 2 1/2 ACRES OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 18-25-310-017-0000

Being the same premises conveyed from Mario Torres, a divorced man, and Rachel Torres N/K/A Rachel M Rodriguez, married to Erik Rodriguez to Rachel M. Rodriguez in a deed dated 05/20/2021 and recorded date 06/03/2021 in Instrument Number 2115428062 of the official records.

Property commonly known as: 7725 Sholer Avenue, Bridgeview, IL 60455

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"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

12-19-2023  
Date

Shannon Bailey  
Signature of Buyer, Seller or Representative

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.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 8 day of December, 2023.

Rachel M. Rodriguez  
Rachel M. Rodriguez

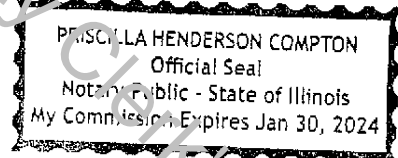
STATE OF Illinois  
COUNTY OF COOK

This instrument was acknowledged before me on this 8 day of December, 2023 by **Rachel M. Rodriguez.**

Priscilla Henderson Compton  
(Signature of Notary Public)

Print Name: Priscilla Henderson Compton

My commission expires: 1/30/2024



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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.

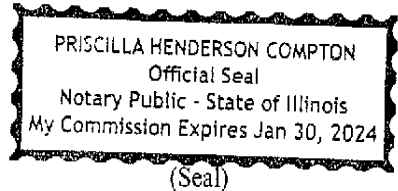
Dated 12-08-2023, 2023

Signature: Rachel M. Rodriguez Grantor, or Agent      Print Name: Rachel M. Rodriguez  
Grantor, or Agent

Subscribed and sworn to before me by the said Rachel M. Rodriguez

This 8 day of December, 2023

Priscilla Henderson Compton  
Notary Public  
My commission expires: 1/30/2024



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.

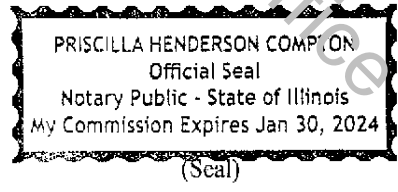
Dated 12/8/2023, 2023

Signature: Erik Rodriguez Grantee, or Agent      Print Name: ERIK RODRIGUEZ  
Grantee, or Agent

Subscribed and sworn to before me by the said Erik Rodriguez

This 8 day of December, 2023

Priscilla Henderson Compton  
Notary Public  
My commission expires: 1/30/2024



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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## PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of COOK

Rachel M Rodriguez, being duly sworn on oath, states that she resides at 1125 Shore Ave Bridgeview, IL 60455. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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. Amended by P.A. 80-312, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that <sup>she</sup> she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Rachel M. Rodriguez

SUBSCRIBED and SWORN to before me

this 8 day of December, 2023.

Priscilla Henderson Compton

